

**Zoning Public Hearing  
CITY OF AUSTIN  
RECOMMENDATION FOR COUNCIL ACTION**



**AGENDA ITEM NO.: Z-8  
AGENDA DATE: Thu 08/04/2005  
PAGE: 1 of 1**

**SUBJECT:** C14H-04-0031 – Ikins-O’Connell-Messer House. Conduct a public hearing and approve an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as 2608 McCallum Drive from family residence (SF-3) district zoning to family residence-historic (SF-3-H) combining district zoning. Historic Landmark Commission Recommendation: To grant family residence-historic (SF-3-H) combining district zoning. Zoning and Platting Commission Recommendation: To deny family residence-historic (SF-3-H) combining district zoning. Applicant: Historic Landmark Commission. City Staff: Steve Sadowsky, Historic Preservation Office, Neighborhood Planning and Zoning Department, 974-6454. Note: A valid petition has been filed in opposition to this rezoning request.

**REQUESTING** Neighborhood Planning  
**DEPARTMENT:** and Zoning

**DIRECTOR’S**  
**AUTHORIZATION:** Alice Glasco

## ZONING CHANGE REVIEW SHEET

**CASE NUMBER:** C14H-04-0031

**HLC DATE:**

December 13, 2004

January 24, 2005

**ZAP DATE:**

April 19, 2005

May 17, 2005

June 7, 2005

**AREA:** 13,500 square feet

**APPLICANT:** Historic Landmark Commission

**HISTORIC NAME:** Ikins-O'Connell-Messer House

**WATERSHED:** Shoal Creek

**ADDRESS OF PROPOSED ZONING CHANGE:** 2608 McCallum Drive

**ZONING FROM:** SF-3

**ZONING TO:** SF-3-H

**SUMMARY STAFF RECOMMENDATION:** Staff recommends the proposed zoning change from family residence (SF-3) district to family residence - Historic (SF-3-H) combining district zoning under Historic Landmark Designation Criteria 1, 3, 6, 7, 11 and 12.

**HISTORIC LANDMARK COMMISSION ACTION:** December 13, 2004: Initiated a historic zoning case on the property upon application for a relocation permit. January 24, 2005: Recommended the proposed zoning change from family residence (SF-3) district to family residence - Historic (SF-3-H) combining district zoning under Historic Landmark Designation Criteria 1, 3, 6, 7, 11 and 12. Vote: 4-1-2 (West opposed; Leary and Limbacher recused; Fowler absent).

**ZONING AND PLATTING COMMISSION ACTION:** April 19, 2005: Postponed to May 17, 2005 at property owner's request. May 17, 2005: Postponed to June 7, 2005 at neighborhood's request. June 7, 2005: Did not recommend the proposed zoning change from family residence (SF-3) district to family residence - Historic (SF-3-H) combining district zoning. Vote: 6-3 (Hammond, Pinelli, and Donisi opposed).

**DEPARTMENT COMMENTS:** The house is contributing to the Old West Austin National Register Historic District. It is located outside of the scope of the Comprehensive Cultural Resources Survey (1984). The City's old historic landmark designation criteria are being used to evaluate this house, as they were in effect at the time the case was filed. The house would also qualify for landmark designation under the new criteria for its architectural significance as an excellent example of the Classical Revival style and for its associations with Milton Messer, whose family established the Modern Supply Company, a welding concern in Austin, and who was involved in many metallurgical projects in the city, including the construction of the UT tower and Mansfield Dam.

The case came before the Historic Landmark Commission upon an application for a demolition permit. The owner is opposed to historic designation for this property.

**CITY COUNCIL DATE:** June 9, 2005

**ACTION:** Postponed to June 23, 2005 at staff's request.

June 23, 2005

Postponed to August 4, 2005 at neighborhood's request.

**ORDINANCE READINGS:** 1<sup>ST</sup> 2<sup>ND</sup> 3<sup>RD</sup>

**ORDINANCE NUMBER:**

**CASE MANAGER:** Steve Sadowsky

**PHONE:** 974-6454

**NEIGHBORHOOD ORGANIZATION:** Pemberton Heights Neighborhood Association

**BASIS FOR RECOMMENDATION:**

The ca. 1938 house is over 50 years old, retains a high degree of architectural integrity, and meets old Historic Landmark Designation Criteria 1, 3, 6, 7, 11, and 12:

1. **Character, interest, or value as part of the development, heritage or cultural characteristics of the City of Austin, State of Texas, or the United States.** The ca. 1938 Ikins-O'Connell-Messer House is located in Section 8 of Pemberton Heights, a later addition to the original Pemberton Heights plat of the 1920s. Developed as an exclusively residential upper middle class suburb after the opening of the 24<sup>th</sup> Street bridge across Shoal Creek, Pemberton Heights featured curving streets, minimum setbacks from the streets, and prohibitions on businesses to ensure residential property values. Pemberton was one of the city's first automobile suburbs, attracting families wishing to escape the congested urban core for the large lots and pleasant suburban surroundings of the west bank of Shoal Creek.
3. **Embodiment of distinguishing characteristics of an architectural type or specimen.** The ca. 1938 house is an excellent example of the Classical Revival style with its symmetrical façade, full-height columns with Corinthian capitals, pedimented portico, leaded glass sidelights, and rear Palladian window.
6. **Relationship to other distinctive buildings, sites, or areas which are eligible for - preservation according to a plan based on architectural, historic, or cultural motif.** The house is contributing to the Old West Austin National Register Historic District.
7. **Portrayal of the environment of a group of people in an area of history characterized by a distinctive architectural style.** The house reflects the general composition of the neighborhood, which was designed to be an affluent suburb. The longest-term occupant of the house was Milton Messer (1917-2004), a native Austinite, who owned and operated Modern Supply Company, a welding and machine shop founded by his father in 1933. In the last years of the Depression, Messer went to work for Brown and Root, erecting the cable crane to deliver concrete to the Marshall Ford (now Mansfield) Dam. He took over Modern Supply in 1942, and moved the shop from 406 Brazos Street to 316 North Lamar. Messer built the City Hall transmission tower, fabricated the six large plaques on the State Archives Building in the 1960s, and restored the Walter Tips engine for Franklin Savings Bank when they restored the Walter Tips Building on Congress Avenue in the 1970s. Messer was honored with a bronze medal for Industrial Arts by the Austin chapter of the American Institute of Architects in 1981 for his contributions to Austin business and architecture.

**11. Identification with a person or person who significantly contributed to the culture and development of the city, state, or United States. See No. 7 above.**

**12. A building or structure that because of its location has become of value to a neighborhood, community area, or the city. The house occupies a prominent corner at McCallum Drive and Gaston Avenue in Pemberton Heights. The Heritage Society of Austin as well as neighbors and neighborhood groups have expressed support for preservation of this house and designation as a historic landmark.**

**PARCEL NO.:** 01160005150000

**DEED RECORD:** Vol. 2163, p. 258

**LEGAL DESCRIPTION:** Lot 15 and the South 15 Feet of Lot 14, Block 27, Pemberton Heights, Section 8.

**ANNUAL CITY TAX ABATEMENT:** \$2,000 (50% of estimated city taxes is \$1,542).

**APPRAISED VALUE:** \$625,528

**PRESENT USE:** Residence

**CONSTRUCTION/DESCRIPTION:** Two-story rectangular-plan side-gabled Classical Revival-styled frame house with full-height central pedimented portico with Corinthian columns and capitals, leaded glass sidelights, and rear Palladian window.

**CONDITION:** Good.

**PRESENT OWNER**

Redbird Energy  
c/o Bill and Melanie Walters  
1414 Gaston Avenue  
Austin, Texas 78703

**DATE BUILT:** ca. 1938

**ALTERATIONS/ADDITIONS:** None.

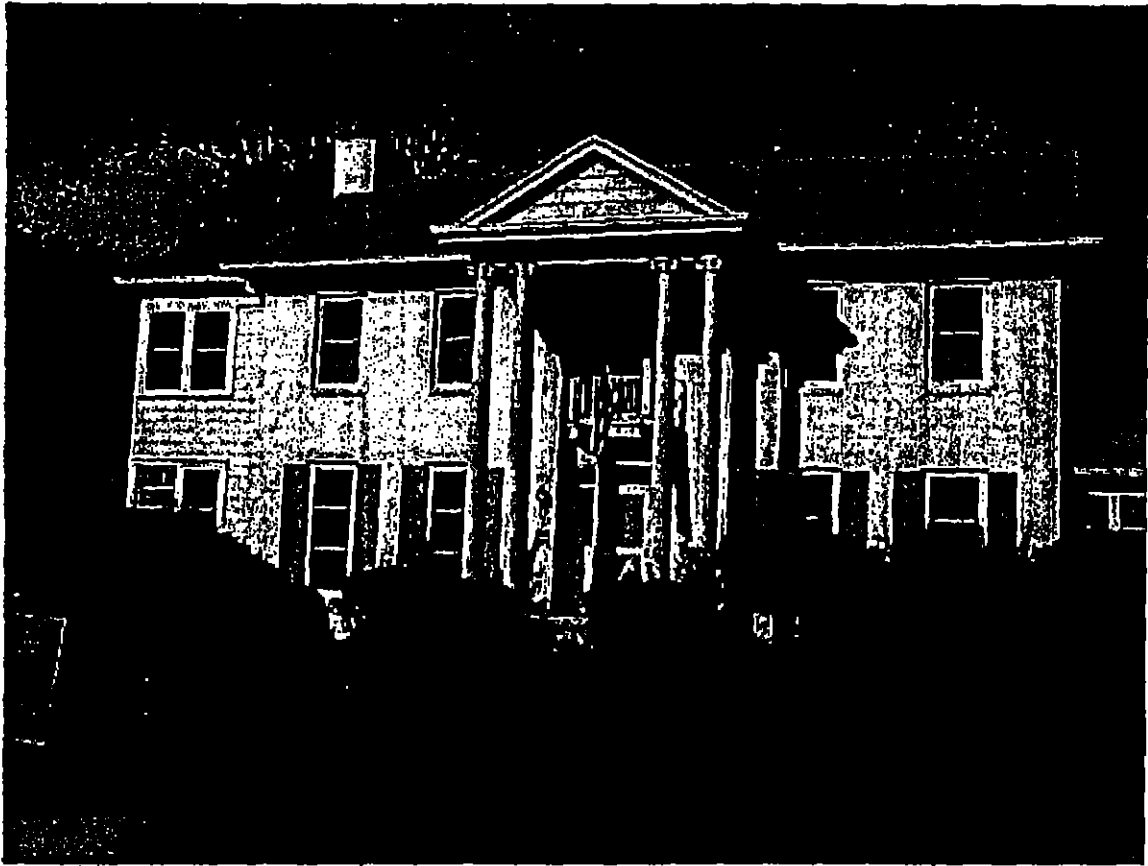
**ORIGINAL OWNER(S):** William and Bernice Ikins (1938)

**OTHER HISTORICAL DESIGNATIONS:**

The house is contributing to the Old West Austin National Register Historic District, but outside the bounds of the Comprehensive Cultural Resources Survey (1984).



 SUBJECT TRACT PENDING CASE ZONING BOUNDARY CASE MGR: S. SADOWSKY	NATIONAL REGISTER DISTRICT PERMIT		CITY GRID REFERENCE NUMBER H24
	CASE #: NRD-04-0094		
	ADDRESS: 2608 MCCALLUM AVE		
	SUBJECT AREA (acres): N/A		
		DATE: 04-12	
		INTLS: 6M	



**Ikins-O'Connell-Messer House**

**2608 Mc Callum Drive**

## **OCCUPANCY HISTORY**

**2608 McCallum Drive**

**From City Directories, Austin History Center**

**City Historic Preservation Office**

**November, 2004**

- |                |   |
|----------------|---|
| <b>1965</b>    | <b>Milton and Bonnie Messer (owners)</b><br><b>Modern Supply Company (welding supplies)</b>   |
| <b>1962</b>    | <b>Milton and Bonnie Messer (owners)</b><br><b>Modern Supply Company (welding supplies)</b>   |
| <b>1959</b>    | <b>Will and Cecile O'Connell (owners)</b><br><b>No occupation listed</b><br><b>NOTE: Milton Messer is listed as residing at 4109 Ramsey</b> |
| <b>1957</b>    | <b>Will and Cecile O'Connell (owners)</b><br><b>O'Connell and Morton, building contractors</b>  |
| <b>1955</b>    | <b>Will and Cecile O'Connell (owners)</b><br><b>O'Connell and Morton, building contractors</b>  |
| <b>1952</b>    | <b>Will and Cecile O'Connell (owners)</b><br><b>O'Connell, Morton, and Morrow, building contractors</b>                                     |
| <b>1949</b>    | <b>Will and Cecile O'Connell (owners)</b><br><b>Building contractor, office at home</b>   |
| <b>1947</b>    | <b>Will and Cecile O'Connell (owners)</b><br><b>Building contractor, office at home</b>   |
| <b>1944-45</b> | <b>Mrs. Mildred Humphrey (renter)</b><br><b>Widow of H.W. Humphrey</b>  |
| <b>1942</b>    | <b>William C. and Bernice Ikins (owners)</b><br><b>Geologist</b>  |
| <b>1940</b>    | <b>William C. and Bernice Ikins (owners)</b><br><b>Student, University of Texas</b>   |
| <b>1939</b>    | <b>No houses listed on McCallum Drive</b>   |

## MILTON MESSER 1917-2004

"Milton Messer was a machinist, a modern day blacksmith, fifth-generation in fact, who has had a considerable hand in forging the face of Austin."<sup>1</sup> Milton had a hand in shaping many familiar structures in and around Austin, most notably the University of Texas tower (see photo 1), Mansfield Dam, the Moonlight Towers, and the bridges spanning Town Lake.<sup>2</sup> In 1960, during the active part of his career, he and his wife bought their Pemberton home (photo 2), on the corner of McCallum and Gaston, and lived there until 2004.

Milton grew up in the house his grandfather built on Garden Street in east Austin. He went to Austin High School and Wesleyan College, which used to be located on the U.T. campus.<sup>3</sup> However, he learned his trade while a youngster in the shop of his father, Joy Clark Messer (photo 3), who founded Modern Supply (photo 4, 5, 6), a big welding and machine shop then located at 406 Brazos, in 1933. Joy Clark Messer, as Milton recalled, unloaded and drove the first automobile in Austin.<sup>4</sup> Milton's grandfather,

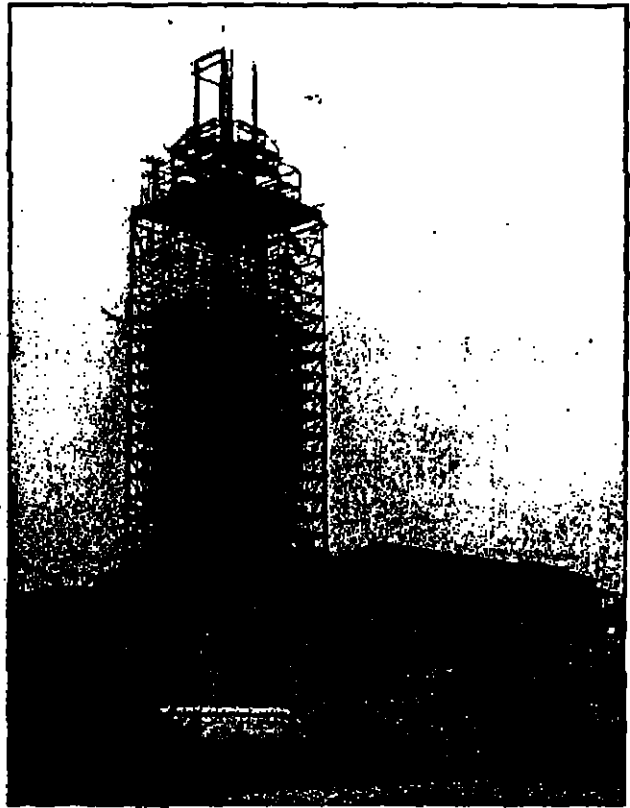


Photo 1



Photo 2

Jeremiah Clark, trained his son Joy in Martindale, his birthplace, and in Austin, where the family moved in 1895.<sup>5</sup> "Milton literally grew up in the steel and machine age – inside a machine shop."<sup>6</sup>

"Milton, at age 20 (1937), went to work for Brown & Root at Marshall Ford Dam (now Mansfield Dam) – during the Depression work was slow at his father's machine shop. In this five-year period he was involved in the erection of a cable crane that delivered concrete to the dam structure."<sup>7</sup>



"In 1942 he returned to Modern Supply and took over the business. He was able to solve the financial difficulties the company had run into; he turned the business around, and it became the premier machine shop in Austin for the rest of the last century. He moved the business from 406 Brazos to 316 North Lamar (photo 7) in 1945, paying \$750 for that lot."<sup>8</sup>

Modern Supply, via both Milton and his father, was instrumental in the business life of Austin. Messer Sr. (Joy) kept the presses rolling at the Austin American Statesman. This meant that Joy had to get up in the middle of the night and rush to the pressroom to see that the Austin American Statesman was on your doorstep before breakfast.<sup>9</sup> Milton's work also impacted daily lives in Austin. The owner of Austin Cleaners told him in 1977 that he didn't know what he'd do if Messer ever shut down his operation. Or for that matter, what will the inmates of the County Jail do if the locking device on the master door ever malfunctions again? It was Milton Messer who cut it open the last time to get in to feed the prisoners.<sup>10</sup> A 1950 photograph shows the City Hall transmission tower being installed, with Milton on the job at the top (photo 8). Milton fabricated the six large shields or



Photo 3

plaques on the State Archives Building (in the 1960's) at the Capitol; he did repair work on the Capitol as well. He also restored the Walter Tips engine that sits in the lobby of the Walter Tipps Building on Congress Avenue. He did that work for Franklin Savings. As of the 1970's there was still a big need for the service Milton offered. His work is not restricted simply to Austin. "The bronze medallion of the American eagle, which hangs outside the U.S. Embassy in Mexico City, was welded and assembled in Messer's shop"<sup>11</sup> (photo 9).



Photo 4

Milton not only helped create, but also helped preserve. "Messer is so interested in preserving Austin's past history, as well as helping take care of the future, that he has been collecting things pertaining to products that are no longer manufactured. One item is a coffee roaster used by the John Bremond Coffee Company; another is a two cylinder Tips Engine - both of these are in operable condition, as is his 1912 Model T Ford."<sup>12</sup>

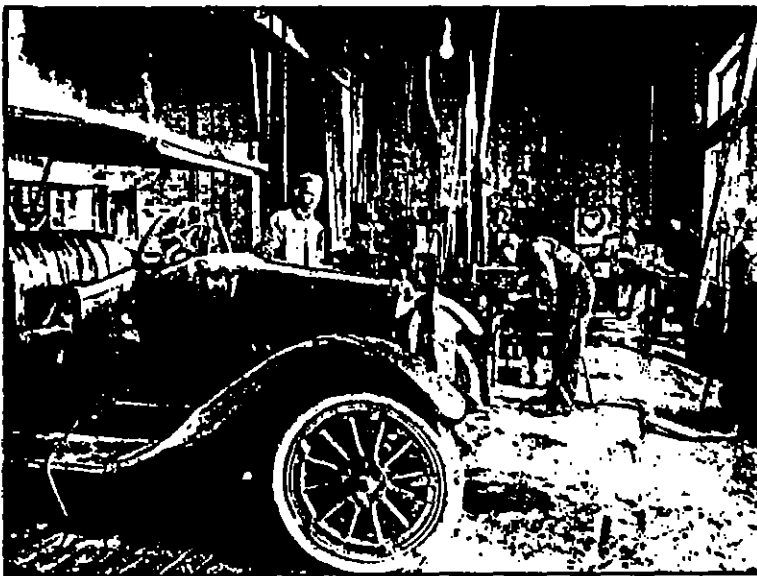


Photo 5



Photo 6

As of the 1970's, there would apparently be no family successor to Milton to run Modern Supply. His only son had chosen the insurance business, and the three daughters did not opt to succeed their dad in the family business. "In 1981 when Milton decided to retire from Modern Supply, he organized a corporation, giving approximately 50% of the stock to his employees and selling the remaining stock to a new management team. This team was a partnership of a mechanical engineer, who is the active partner at the shop, and two certified public accountants. It is a tribute to Milton's sense of charity and good business that brought him to this position today, and left him as a consultant to Modern Supply."<sup>13</sup> This quote was part of the introduction of Milton as he was honored with one of the Bronze Medals for Industrial Arts by the Austin chapter of the American Institute of Architects in 1981 (document 1). The same presenter's words aptly convey Milton's contribution to Austin. "Milton's task to us architects has been that of solving difficult problems, in making repairs, 'making it work,' and refitting, etc. Milton is a wizard when it comes to fixing things up, especially when there is a breakdown in the field and upon taking over a task a after a customer might think there is no solution. There can be no testimonial better than that given by Mike McWhorter, Shop Foreman at Modern Supply: 'There are few buildings or areas that haven't some part of the work done by Modern Supply.' Mr. Messer has worked for every building project in town. You might say he is almost an institution."<sup>14</sup>

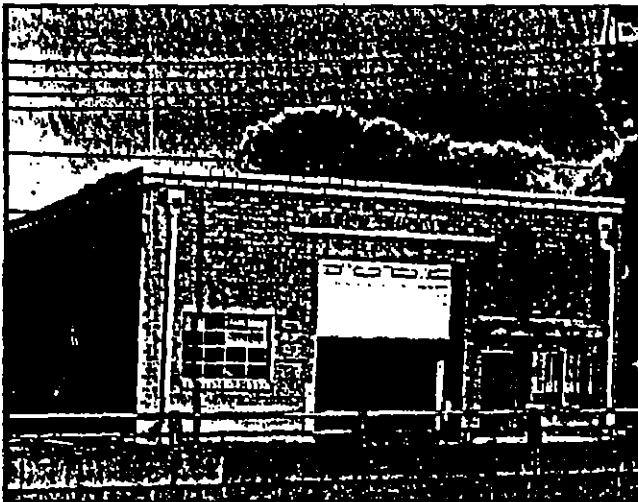


Photo 7

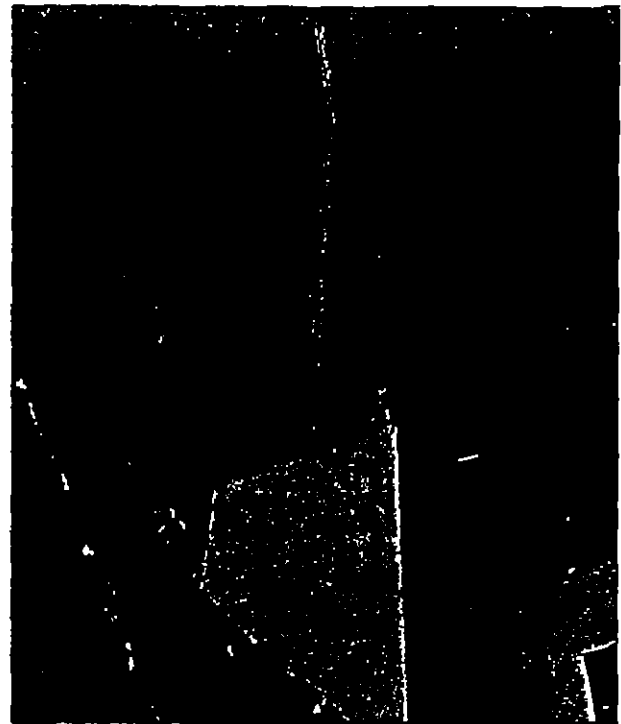


Photo 8

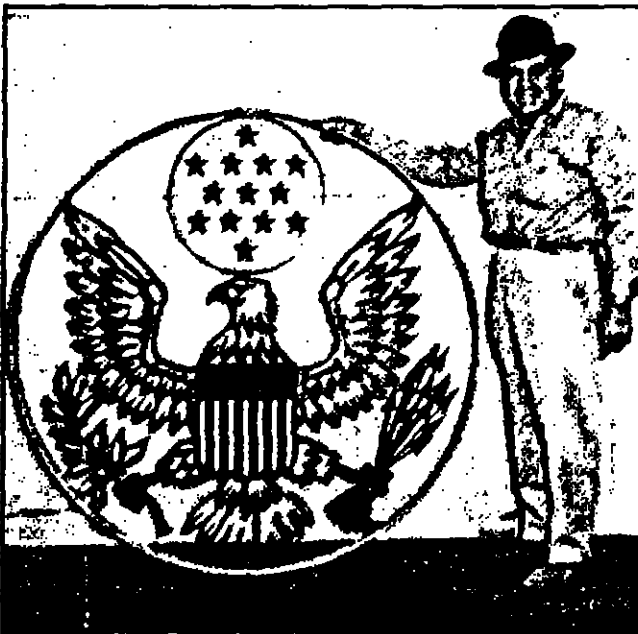


Photo 9

- 1 Oshman, N. "We Made our Living from Brute Strength." *Business Profile*. Sept. 1977, pg.54
- 2 "Getting to Know Your Neighbors." *The Pemberton Journal*. Spring 2004. pg. 1.
- 3 "Getting to Know Your Neighbors." *The Pemberton Journal*. Spring 2004. pg.2.
- 4 "Getting to Know Your Neighbors." *The Pemberton Journal*. Spring 2004. pg. 2.
- 5 "Steel in His Blood: Joy Messer has Never Lost his Love of the Smoky Forge."
- 6 "Steel in His Blood: Joy Messer has Never Lost his Love of the Smoky Forge."
- 7 Wukash, E. "Introduction of Milton Messer." AIA Awards Dinner. November 1981.
- 8 "Getting to Know Your Neighbors." *The Pemberton Journal*. Spring 2004. pg. 1.
- 9 "Steel in His Blood: Joy Messer has Never Lost his Love of the Smoky Forge."
- 10 Oshman, N. "We Made our Living from Brute Strength." *Business Profile*. Sept. 1977, pg.55
- 11 Oshman, N. "We Made our Living from Brute Strength." *Business Profile*. Sept. 1977, pg.54
- 12 Oshman, N. "We Made our Living from Brute Strength." *Business Profile*. Sept. 1977, pg.54
- 13 Wukash, E. "Introduction of Milton Messer." AIA Awards Dinner. November 1981.
- 14 Wukash, E. "Introduction of Milton Messer." AIA Awards Dinner. November 1981.

Mr. & Mrs.  
W. C. Ikina

2108

McCallum Drive  
15 & 16' of  
14

159

27

Pemberton Heights

2 sty. brick veneer res., garage attached

231n - 6/29/38

9

M. M. Merrer

2608 McCallum Dr.

159

15

27

Pemberton Heights Sec. 8

Frame Acc. Building on lot

86086

11-23-62

100.00

Owner

PLAYHOUSE

Mr. & Mrs. William S. Walters, III  
1414 Gaston Avenue  
Austin, TX 78703

Historic Landmark Commission Members  
c/o Mr. Steve Sadowsky  
City of Austin, Texas  
505 Barton Springs Road  
Austin, TX 78704

*VIA E-MAIL AND HAND DELIVERY*

Re: 2608 McCallum (Corner of Gaston Avenue and McCallum)

Dear Members,

I am delivering this letter to you and City of Austin officials today in order to formally notify you in writing that I, along with my wife Melanie, are vehemently opposed to any action by the landmark commission that would deny relocation or demolition of the structures on the property referenced above. This location will be the site of our new residence.

As many of you know, I am a twenty seven (27) year Austinite who has lived on Gaston Avenue the past fourteen (14) years, just five houses west of 2608 McCallum (corner at Gaston). We purchased the property back in September of last year from the Messer family, who have been friends of ours for over twenty years. Their family lived at the location from 1960 until the summer of 2004. Following acquisition of the property, our design and home building team, led by Don Crowell Fine Homes, Inc., completed a thorough due diligence of the property and we collectively determined that demolition or relocation was the only way to address the insurmountable structural antiquation of the improvements, including interior, subsurface and exterior. The vacant structures are a significant liability to both my family and the immediate neighborhood. Kids have already started mowing designs in the yard and we certainly do not want to see graffiti or "parties" happening in the future.


I attended the Pemberton Homeowners Association board meeting last Thursday solely in order to introduce myself and to pass out a bound presentation on our future home site. The presentation identifies scale, square footage, tree preservation, etc. and gives the neighborhood volunteers a clear sense of what Melanie and I are planning (Landmark Commission members: this is the exact same package before you now). No action was or ever will be requested of the Pemberton board. Steve Sadowsky attended the same meeting and ironically was in mid presentation of his own on some draft guidelines when I walked in. Steve did not know who I was when I arrived. I listened very carefully to his presentation, during the time I was there, and heard him state clearly several times to the group that with the owner's valid petition process in place at the city, the owner will ultimately succeed with their wishes on their own private property so long as they have the tenacity and financial ability to fight thru the City of Austin process. I am not intimidated by the City of Austin processes as I work professionally with them on a daily basis. My family paid around \$30,000 in taxes this year (2004) on these 2 Gaston houses and we will certainly fight this to the valid petition ending. Why would the landmark commission even consider harming an owner that is adamantly opposed to designation if Mr. Sadowsky is correct? Why would the Landmark Commission intentionally waste the City of Austin's time and resources in this case if following Steve's statements? This makes no sense to us.

The opposition in this case is a tiny minority of property owners in the area who are trying to micromanage other people's private property without any regard to the cost or liability to the owner. My strategy has always been to work with the immediately adjacent neighbors to address as many of their concerns as possible. After all, we have lived five (5) houses from the subject for fourteen years and most neighbors know our character, tastes, and architectural style. We will solve the concerns together as close neighbors. An open house was held at the property yesterday afternoon with strong attendance by area neighbors in support of our goals. No one from the opposition showed up. How do you intelligently oppose something like this when you haven't even been inside the structures?

The idea of subjectively identifying well over 1500 "contributing properties" in the west Austin area and taking action against longtime owners' plans and wishes by a small minority of activists is a troubling concept. The market place should be allowed to function in its pure sense in the area. I am used to working with neighborhood groups throughout the City in my long career here and I thought I had "seen or heard it all" until this one. In fact, I processed six (6) successful large zoning cases totaling over 250 acres through the City last year alone; so the current Zoning and Platting Commission, City Council, and City department heads are familiar with me, my projects, and my capabilities. The tax base roll back that would result if the opposition succeeds would be financially irresponsible given the City of Austin's need to compete for jobs and additional services against other cities in our region and across the country. What about our school system?

Please protect properties like the Castle and the Pease mansion in our neighborhood that are truly historic. This property is not historic in any published register, title work, or the like and is a significant liability as it stands. I urge you to please approve the permit this evening and avoid the cost and the time delay of the valid petition to both my family and the City of Austin.

Sincerely,



William S. Walters, III

Cc: Toby Futrell - City Manager  
Laura Huffman - Assistant City Manager  
Mayor Will Wynn  
Mayor Pro Tem Jackie Goodman  
Council Member Daryl Shusher  
Council Member Betty Dunkerley  
Council Member Brewster McCracken  
Council Member Raul Alvarez  
Council Member Danny Thomas  
Betty Baker - Zoning and Platting Commission  
Keith Jackson - Zoning and Platting Commission  
Joseph Martinez - Zoning and Platting Commission  
John Philip Donisi - Zoning and Platting Commission  
Jay A. Gohil - Zoning and Platting Commission  
Clarke Hammond - Zoning and Platting Commission  
Melissa Hawthorne - Zoning and Platting Commission  
Janis Pinnelli - Zoning and Platting Commission  
Teresa Rabago - Zoning and Platting Commission  
Steve Drenner - Drenner, Stuart, Wolff, Metcalfe, von Kreisler  
Don Crowell - Don Crowell Fine Homes, Inc.

# PROJECT NARRATIVE

## CHRONOLOGY / EXISTING CONDITIONS SYNOPSIS - WALTERS RESIDENCE @ 2608 McCALLUM

Chronology	Timeframe/Calendar	Owner
Original House Construction	1939 - 1935	Bernice Erken Wilder
Second Owner	1936 - 1939	Will O'Connell
Third Owner	1960 - 2004	Milton & Bonnie Messer
Fourth Owner	2004 - Present	Bill & Melanie Walters
Location / Configuration(s) Existing Conditions / Stylistic Characteristics		Notes
Famberton Subdivision	Established older central Austin neighborhood	
Gaston Ave./McCallum Dr.	Older, well-kept residences with mature plantings along street	
2608 McCallum Dr.	Pre-war construction on corner of Gaston Ave & McCallum Dr / 2-story woodframe structure with painted brick cladding / 2-story wood columns & pilasters @ entry porch w/Corinthian columns & capitals / non-original 2-story addition on south side (marginal condition) / non-original 1-story service and garage addition on north side (non-salvageable condition)	
Site Condition(s)	Trees & Plantings	Mature existing tree condition(s) / minimal low-level plantings; (2) trees @ front/side; (14) trees @ rear;
	Lawn	Mature, vibrant front lawn / fair back yard; Affected growth due to extensive tree shading
Plan Configuration	Central stair hall / symmetrical disposition of rooms about stair hall	
Entry Porch Columns/Pilasters	Corinthian columns & capitals	(4) Blocked columns plus (2) Blocked pilasters (Blocked=no fluting on shaft); (see Photo)
	Column Diameter / Height	12.75" Dia. / 213" (17'-9") Total Height (21" Dia. would yield true classic proportions...)
	Intercolumniation	Pycnostyle (2.25 Diameters between columns)
	Entablature	Simplified Architrave / Friezes / Cornice
	Pediment	Gabled/no brackets or dentils; covered w/alum. siding
Exterior Cladding	Painted brick / wood siding (clapboard...?) covered w/aluminum siding - 8" exp.	Simplified trim package
Rear Wall / Stair Window	Vaguely 'Palladian' configuration	Simplified / stripped-down version (see Photo)
Fenestration	6/6 triple-hung windows @ lower front 6/6 double-hung windows @ upper front 6/6 double-hung windows @ upper rear	Painted flat trim w/Cavetto mouldings @ top Painted flat trim w/Cavetto mouldings @ top Painted flat trim w/Cavetto mouldings @ top
Structural Condition(s)	Foundation / pier & beam Frame / 2x4 walls ; 2x10 joists; 2x rafters Roof / approx. 8/12 pitch Exterior Cladding	Marginal exist. condition / needs minimal work Marginal exist. condition / needs minimal work Marginal existing condition / needs replacement Marginal exist. cond'n / needs substantial work Non-original aluminum siding additions...
	Windows	Marginal exist. condition / need replacement Existing single-pane fenestration throughout...
Mechanical Condition(s)	Electrical Mechanical Plumbing	Marginal exist. condition / needs replacement Marginal exist. condition / needs replacement Marginal exist. condition / needs replacement

## 2608 McCALLUM DRIVE: DEMOLITION OF EXISTING STRUCTURE AND CONSTRUCTION OF NEW RESIDENCE

OWNER: BILL & MELANIE WALTERS

ARCHITECT: ARKIRECTO / PETER DICK ARCHITECT

BUILDER: DON C



# PROJECT NARRATIVE SHEET #1

## INTRODUCTION TO CONCEPTUAL APPROACH - WALTERS RESIDENCE @ 2608 McCALLUM

Bill and Melanie Walters, longtime residents of the Pemberton neighborhood at 1414 Gaston Avenue, have had the unique opportunity to purchase the Messer Residence at 2608 McCallum Dr. in the fall of 2004. The Walters' intent, and the approach of the whole team, is to design and construct a gracious and sympathetic new home that will seamlessly integrate into the existing neighborhood. Prime generative forces in the design and constructive effort will be respect for the extant scale and stylistic context of the neighborhood, as well the retainage of as many of the mature plantings as is physically possible.

We hold a strong belief in the concept of a team effort being the optimum approach to the successful execution of any project. The team - Bill and Melanie Walters as clients, Peter Dick as the architect, and Don Crowell as the builder - all bring sensitivity and rigor in their respective approaches to the process, as shown in the recent successful remodel of the Walters' existing residence at 1414 Gaston Ave. This project is chronicled in this booklet (see Sheets EX 1.3 through EX 1.7); also, additional examples in the immediate neighborhood of work built by Don Crowell, Inc. are included (see Sheets EX 1.8 / EX 1.9 / EX 1.10).

The existing structure, originally constructed in 1939 in an amalgam of classical precedent tempered by the move toward modernist tendencies, is in such need of rehabilitative effort that it was deemed better to move it, if possible, and start from scratch. All of the mechanical systems (HVAC / electrical / plumbing) are deficient or non-existent, and replacement and/or upgrading would require such substantial reconfiguration of the interior spaces as to render them unrecognizable. The notable architectural attributes of the house that give it some charm - the front entry columns and pilasters - will be saved and installed at a future location.

City regulations mandate a twenty-five (25) foot front yard setback for the SF-3 zoning jurisdiction for this area. There is a more restrictive covenant of forty (40) feet for this lot's front yard setback, and this additional fifteen feet of area is what we are requesting your consideration in waiving. The more restrictive setback scenario exponentially increases the difficulty of the challenge in satisfying the wishes of the Walters, i.e. the inclusion of exterior amenities such as a pool and enclosed exercise yard for their dog 'Chief', and the graceful integration of these features with the proposed site footprint of an approximate 3,200 square foot residence and a three-car garage.

The following Project Narrative Sheet details the site chronology and the physical description of the extant structure, as well as a verbal comparative analysis / synopsis of the differences between the 25' setback scheme and the 40' setback scheme. Next are the site plan sheets that graphically chronicle the differences between what is there and what is proposed. Finally, four examples in the immediate area are offered to show the talents and capabilities of the team members and their commitment to the poetic articulation of the built environment.

NEW RESIDENCE

BUILDER: DON CROWELL, INC

## PROGRAMMATIC SYNOPSIS - PROPOSED WALTERS RESIDENCE @ 2608 McCALLUM

### DESIRED NEW RESIDENCE ALLOWANCE(S)

Approx. 4,500 to 5,200 SF enclosed space, of which approximately 3,200 SF would on the ground floor  
 Enclosed 3-car garage  
 Enclosed, private rear patio  
 Location for swimming pool  
 Mature trees integrated w/structure and pool area  
 Extensive planting scheme sympathetic w/neighborhood context  
 Fenced animal exercise area for their dog 'Chief'  
 Modern and energy efficient envelope components, such as windows / roof / insulation / cladding, etc.  
 Modern mech'l systems: HVAC/elec/security, etc.  
 Accommodating plan configuration  
 Expanded material choices  
 Neighborhood compatibility in scale / context / level of finish

### COMPARATIVE ANALYSIS / SYNOPSIS - 25' SETBACK PROPOSAL versus 40' SETBACK PROPOSAL

#### 25' SETBACK ALLOWANCE(S)

Approx. 4,500 to 5,200 SF of enclosed space is desired, of which approximately 3,200 SF would on the ground floor  
 Enclosed 3-car garage, with a covered walkway to the house  
 Larger enclosed, private rear patio (1,468 SF) with space for planting beds and sitting areas  
 Larger swimming pool (approx. 23'W x 34'L)  
 Mature trees retained, integrated w/structure  
 Trees would require removal in this scheme  
 Planting scheme sympathetic w/neighborhood context  
 High quality construction materials and methods  
 More opportunities for a gracious internal court

#### 40' SETBACK ALLOWANCE(S)

Approx. 4,500 to 5,200 SF of enclosed space is desired, of which approximately 3,200 SF would on the ground floor  
 Enclosed 3-car garage, with a covered walkway to the house  
 Smaller enclosed, private rear patio (724 SF), with very little space for planting beds and sitting areas  
 Smaller swimming pool (approx. 15'W x 30'L)  
 Mature trees retained, integrated w/structure  
 Three trees or more would require removal in this scheme  
 Planting scheme sympathetic w/neighborhood context  
 High quality construction materials and methods  
 Fewer opportunities for a gracious internal court

ARKIRECTO

PETER DICK/ARCHITECT

PROJECT

WALTERS RESIDENCE

AUSTIN, TEXAS 78703  
 2608 McCALLUM DRIVE

DATE  
01 DEC 04

REVISIONS

DRAWN BY  
PJD

DWG. NO.

PN 1.2

PROJECT  
NARRATIVE #2

**2608 McALLUM DR PHYSICAL ATTRIBUTES / DESCRIPTION**

STRUCTURE: 2-STORY (MAIN BLOCK) WOOD FRAME / CLAD W/BRICK  
COLUMNS: BLOCKED SHAFTS / CORINTHIAN CAPITALS  
ENTABLATURE: SIMPLIFIED ARCHITRAVE / FRIEZE / CORNICE  
PEDIMENT: GABLED / COVERED W/ALUMINUM SIDING  
PENETRATION: DOUBLE AND TRIPLE-HUNG WINDOWS

**2608 McALLUM DR ARCHITECTURAL ATTRIBUTES / ASSETS**

FRONT ELEVATION HAS TWO-STORY BLOCKED COLUMNS WITH CORINTHIAN CAPITALS  
CANTILEVERED PORCH WITH PAINTED STEEL RAIL  
REAR ELEVATION HAS VAGUELY "PALLADIAN" WINDOW AT STAIR LANDING ELEVATION  
INTERRELATIONSHIP OF STRUCTURE W/TREE CONFIGURATION @ REAR YARD IS DELIGHTFUL

**2608 McALLUM DR ARCHITECTURAL ATTRIBUTES / LIABILITIES**

ORIGINAL STRUCTURE COMPROMISED BY ADDITIONS AND NON-PERIOD CLADDING CHOICES (ALUMINUM AND STUCCO)  
"BLOCKY" PROPORTIONS UNRELIEVED BY TYPICAL ARCHITECTURAL MITIGATIONS (BELT-OR STRING-COURSES, ETC.)  
ARCHAIC MEP (MECHANICAL/ELECTRICAL/PLUMBING) SYSTEMS; SUBSTANTIAL ARCHITECTURAL RECONFIGURATION(S) REQUIRED TO ACCOMMODATE MODERN UPGRADES  
STARK RELATIONSHIP BETWEEN REAR OF STRUCTURE AND BACK YARD

2608 McALLUM DRIVE : EXISTING CONDITIONS

OWNER: BILL & MELANIE WALTERS      ARCHITECT: ARKIRECTO / PETER DICK ARCHITECT

BUILDER: DON CROWELL, INC

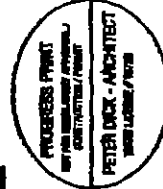


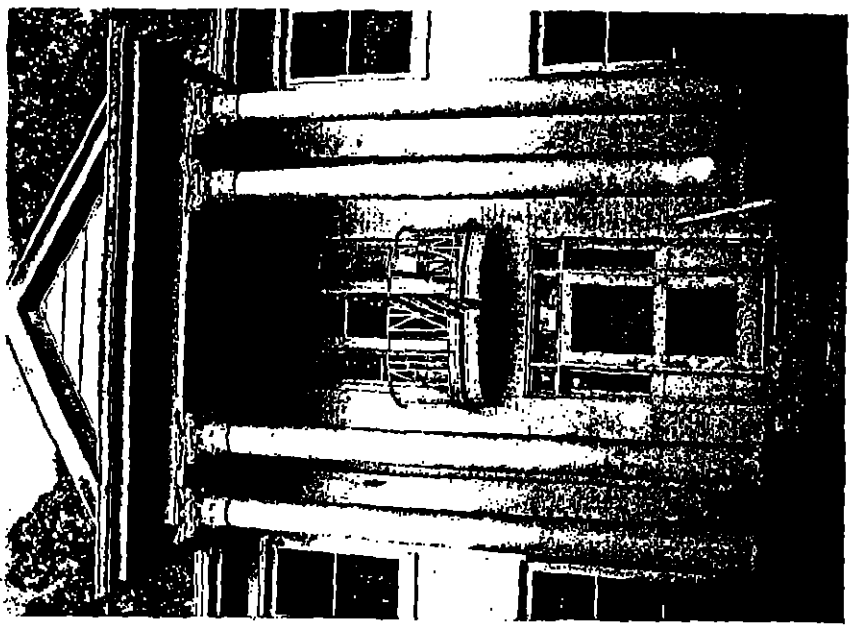
FRONT ELEVATION



REAR ELEVATION

ARKIRECTO	PETER DICK/ARCHITECT
PROJECT: WALTERS RESIDENCE 2608 McALLUM DRIVE AUSTIN, TEXAS 78708	
DATE: 01/15/00	BY: P.D.
SCALE: 1/2" = 1'-0"	EX 1.1





FRONT ENTRY DETAIL



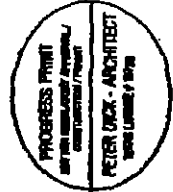
VIEW OF REAR YARD & TREES

2608 McCallum Drive :: Existing Conditions

OWNER: BILL & MELANIE WALTERS

ARCHITECT: ARRIQUETTO / PETER DICK ARCHITECT

BUILDER: DON CROWELL, INC



ARCHITECTO  
PETER DICK/ARCHITECT

PROJECT  
WALTERS RESIDENCE  
2608 McCallum Drive  
Austin, Texas 78708

DATE: 10/10/08

SCALE: 1/8" = 1'-0"

BY: P.D.

EX 1.2  
WALTERS  
CONDITIONS



DETACHED OUTRIGGER ONLY

ARCHITECTO  
PETER DICK/ARCHITECT

PROJECT  
WALTERS RESIDENCE  
2808 McALLUM DRIVE  
AUSTIN, TEXAS 78709

DATE  
10/10/99  
SHEET  
1  
SCALE  
1/8" = 1'-0"

PROGRESS PRINT  
PETER DICK - ARCHITECT  
THOMAS L. DICK & SONS

EXISTING TREE LIST / TO REMAIN

- #21 / TWIN MAGNOLIA 20'-0"
- #28 / 27' SPANISH OAK
- #34 / 17' ELM
- #43 / 20' ELM
- #44 / TWIN ELM 14'-5"
- #45 / TWIN ELM 14'-13"
- #46 / 11' ELM
- #47 / 16' ELM
- #50 / 16' ELM
- #57 / 25' SPANISH OAK
- #78 / TWIN MAGNOLIA 6'-4"
- #83 / 10' LIVE OAK
- #84 / 8' LIVE OAK
- #85 / 10' LIVE OAK
- #86 / 11' LIVE OAK
- #87 / MULTI-STEM LIVE OAK - 2'-15", 11", 9"

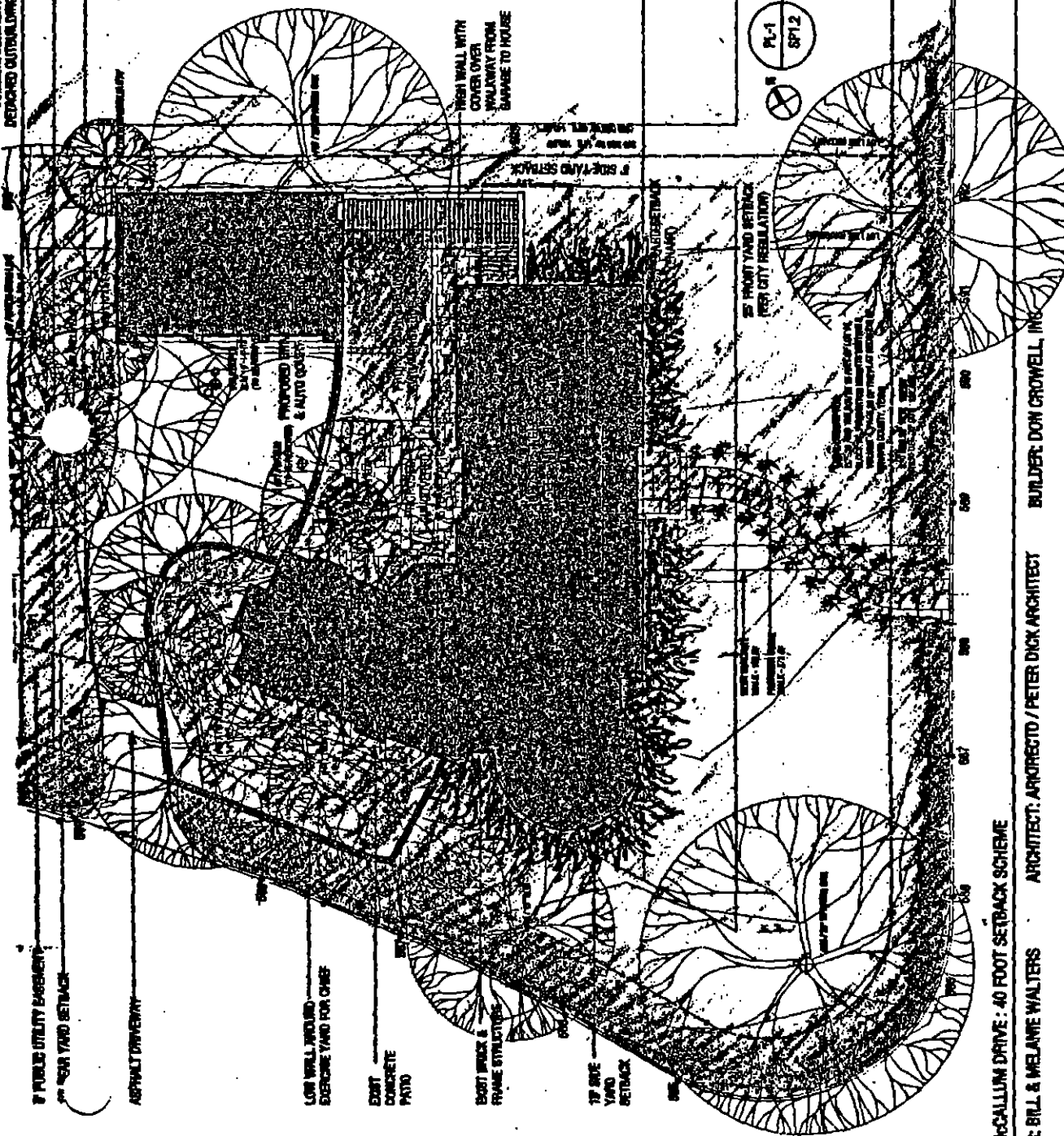
EXISTING TREE LIST / TO BE REMOVED

- #48 / 14' ELM
- #51 / 16' ELM
- #52 / TRIPLE ELM 18'-14'-13"

PROPOSED SITE PLAN / 40' SETBACK

PL-1  
SP1.2  
1/8" = 1'-0"

LANDSCAPE  
LOT 14, BLOCK 2, WINDHOLM SUBDIVISION  
SECTION 4, TOWNSHIP 4, RANGE 10 OF THE  
PLAT MAPS OF TARRANT COUNTY, TEXAS



2808 McALLUM DRIVE - 40 FOOT SETBACK SCHEME

OWNER: BILL & MELANIE WALTERS

ARCHITECT: ARCHITECTO / PETER DICK ARCHITECT

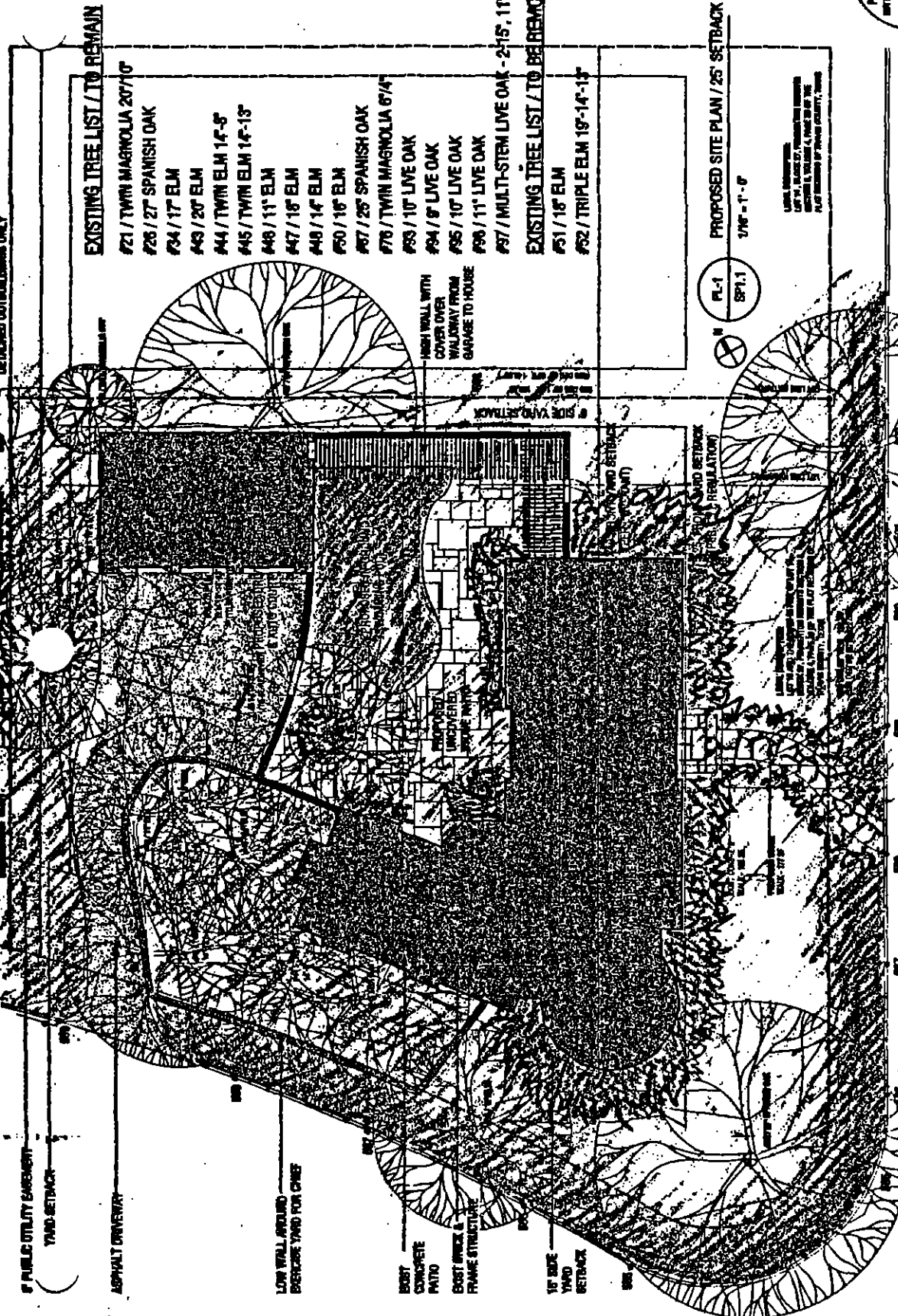
BUILDER: DON CROWELL, INC.

APPROXIMATE  
PETER DICK ARCHITECT

PROJECT  
WALTERS RESIDENCE  
2608 McALLUM DRIVE  
AUSTIN, TEXAS 78708

DATE  
BY  
REVISION  
SHEET NO.  
SHEET TOTAL

PROGRESS POINT  
PETER DICK - ARCHITECT  
THOMAS L. DICK - OWNER



2608 McALLUM DRIVE : 25 FOOT SETBACK SCHEME

OWNER: BILL & MELANIE WALTERS

ARCHITECT: APPROXIMATE / PETER DICK ARCHITECT

BUILDER: DON CROWELL, INC.

EXISTING TREE LIST / TO REMAIN

- #21 / TWIN MAGNOLIA 20'x10'
- #26 / 27" SPANISH OAK
- #24 / 17' ELM
- #43 / 20' ELM
- #44 / TWIN ELM 14'-5"
- #45 / TWIN ELM 14'-13"
- #48 / 11' ELM
- #47 / 18' ELM
- #49 / 14' ELM
- #50 / 16' ELM
- #57 / 25' SPANISH OAK
- #78 / TWIN MAGNOLIA 6'x4'
- #53 / 10' LIVE OAK
- #54 / 8' LIVE OAK
- #55 / 10' LIVE OAK
- #58 / 11' LIVE OAK
- #57 / MULTI-STEM LIVE OAK - 2'-15", 1'-9"

EXISTING TREE LIST / TO BE REMOVED

- #51 / 18' ELM
- #52 / TRIPLE ELM 19'-14'-13"

PROPOSED SITE PLAN / 25' SETBACK

1/4" = 1' - 0"

PL-1  
SP-1.1

LOCAL REGULATIONS  
LEFT: A. LANCE C. THOMAS ARCHITECT  
RIGHT: A. LANCE C. THOMAS ARCHITECT  
PLAT NUMBER: 100-000000-0000

LEG: EXISTING OUTLINE: DASHED ONLY

# **CITY OF AUSTIN HISTORIC LANDMARK COMMISSION**

**January 24, 2005**

**C14H-04-0031 – Ikins - O'Connell - Messer House, 2608 McCallum Avenue**

## **B. Public Hearing To Discuss And Take Action On Historic Zoning Cases**

3. C14H-04-0031 – Ikins-O'Connell-Messer House, 2608 McCallum Avenue  
Application for historic zoning  
By: Historic Landmark Commission  
Owner: Melanie and Bill Walters  
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454

### **Staff Presentation**

The ca. 1938 Ikins - O'Connell - Messer House is over 50 years old, retains a high degree of architectural integrity, and is located in Section 8 of Pemberton Heights, a later addition to the original Pemberton Heights plat of the 1920s. Developed as an exclusively residential upper middle class suburb after the opening of the 24<sup>th</sup> Street Bridge across Shoal Creek, Pemberton Heights featured curving streets, minimum setbacks from the streets, and prohibitions on businesses to ensure residential property values. Pemberton was one of the city's first automobile suburbs, attracting families wishing to escape the congested urban core for the large lots and pleasant suburban surroundings of the west bank of Shoal Creek.

The house was the home of a geologist, then a building contractor and reflects the general composition of the neighborhood, which was designed to be an affluent suburb and occupies a prominent corner at McCallum Drive and Gaston Avenue in Pemberton Heights. The Heritage Society of Austin as well as neighbors and neighborhood groups have expressed support for preservation of this house and designation as a historic landmark.

The two-story house is a rectangular-plan side-gabled Classical Revival-styled frame house with full-height central pedimented portico with Corinthian columns and capitals, leaded glass sidelights, and rear Palladian window.



# CITY OF AUSTIN HISTORIC LANDMARK COMMISSION

January 24, 2005

C14H-04-0031 -- Ikins - O'Connell - Messer House, 2608 McCallum Avenue

Staff recommends the proposed zoning change from family residence (SF-3) district to family residence - Historic (SF-3-H) combining district zoning under Historic Landmark Designation Criteria 1, 3, 6, 7, and 12.

## In Support Of Historic Zoning

Mr. Bill Britton, 1404 Preston Avenue, stated that the Old West Austin Neighborhood Association does not have the funds to have cocktail parties to rally support from neighbors who are being made to feel loss of ownership rights if they don't support demolition or produce slick brochures to show what would be replacing the house as the owner here has done. Mr. Britton noted that his daughter and her husband live in Evanston, Illinois, where they have a great historical district. Mr. Britton looked into the historic district in Evanston and was told that a landmark does not have to be a masterpiece, but must be important to local history.

Mr. Britton added that the idea that this house is unable to be restored is simply not true. Mr. Britton related that he went to great lengths to restore his house. He bought an old house in a historic neighborhood and knew he did not have a clean slate when he purchased the house. Mr. Britton stated that he had restored his house to what it was when it was built, and noted that the older houses in the neighborhood are being demolished and replaced. Mr. Britton stated that he regrets that there has been a rift between neighbors over the demolition of old houses, but that the neighbors who bought houses in the historic district because of its historic ambience have to stand up to protect what they have. Mr. Britton stated that he would be happy to visit with the owners and provide them with the name of the architect who worked to restore their house.

Mr. Charles Johanson, 1101 Gaston Avenue, stated that he and his wife renovated houses in Pemberton and Tarrytown in the 1970s and 1980s, and never demolished anything because the character of the neighborhood was worth preserving. Mr. Johnson stated that the Pemberton Heights Neighborhood Association was created about four years ago, and that he drafted the bylaws. One of the main principles in the bylaws was

# CITY OF AUSTIN HISTORIC LANDMARK COMMISSION

January 24, 2005

C14H-04-0081 – Ikins · O'Connell · Messer House, 2608 McCallum Avenue

the preservation of the unique characteristics of Pemberton Heights. Since 1985 or so, Mr. Johnson has watched the deterioration of the neighborhood through the demolition of historic houses and their replacement with lot-to-lot houses.

Mr. Bryan Chester, 2524 Harris Boulevard, informed the Commission that he has lived in the neighborhood for 5 years. Although he likes some of the new construction, he is more concerned about the preservation of the character of the neighborhood and the historic district, and is in support of historic zoning for 2608 Mc Callum Avenue. Mr. Messer was quite proud of working on the Mansfield Dam.

Ms. Susan Erickson, 1402 Preston Avenue, voiced her support for historic designation and her opposition to demolition. The destruction of this house that is a contributing structure to the Old West Austin National Register Historic District would be detrimental to the historic character of the neighborhood. The issue tonight is not what the owners say they are planning to build on this site; the issue is the loss to the neighborhood and City of Austin if this contributing house is demolished. Ms. Erickson stated that she had come forward because she doesn't want future generations to be referring to her when they ask 'Why did they let this happen?'.

Ms. Erickson added that Milton Messer worked on the University of Texas tower, the Mansfield Dam, the Moonlight Towers and the bridges spanning Town Lake. He was a craftsman, a modern day blacksmith, and continued a tradition passed down for 5 generations. Messer's grandfather came to Texas in the early 1800's and brought the trade with him. Milton loved making things for the neighbors and he also treasured showing people who came over the crafts he had made, including a brand he made for Ms. Erickson's husband. He worked for Brown & Root then he took over the Modern Supply Company, turning the business around. He was a fine citizen of Austin, and Ms. Erickson reiterated that this house is worth preserving.

Mr. John Mayfield, 3824 Avenue F, representing the Heritage Society of Austin, read a letter into the record: "The Heritage Society of Austin is opposed to the demolition of any contributing structure in a National Register Historic District. We therefore, respectfully request the property 2608 Mc Callum Street be preserved. For over 50 years

# CITY OF AUSTIN HISTORIC LANDMARK COMMISSION

January 24, 2005

C14H-04-0031 – Ikins - O'Connell - Messer House, 2608 McCallum Avenue

the Heritage Society has been the leading protector of Austin's diverse cultural heritage in the preservation of historic treasures and places. As such we are opposed of the potential destruction of this important piece of Austin's past and the precedent of destroying a contributing property in a nationally recognized historic district. Thank you for the many hours of hard work in an effort to preserve what is best about Austin for the future generations." Mr. Mayfield further stated that he toured this property that afternoon, and found that it is the lone survivor in this two-block area. Across the street a house has been torn down and replaced with a large house, and down the street as well, so it is a quite prominent house in its geographical area. It is much larger than the rest and as Steve Sadowsky stated, it is in good condition.

## In Opposition to Historic Zoning

Mr. Bill Walters, the owner of the property, stated he has provided the Commission with a presentation that his design team put together, along with a letter from Jay Messer (Bonnie and Milton Messer's son). He read the letter into the record (the actual letter is in the back-up). There is also a letter from him and his wife Melanie regarding this matter and a short response from Betty Baker on the Zoning and Platting Commission. The letter was copied to the mayor, City Council members, Zoning and Platting Commission members, Toby Futrell, City Manager, and Laura Huffman, Assistant City Manager. Mr. Walters stated that he was disturbed by Mr. Britton's comments, and that he didn't understand how the opposition could be here this evening since none or a small percentage of the neighbors have even been in the house.

Numerous people from the neighborhood attended the open house held at the property yesterday to have a glass of wine, some cheese and to inspect the interior of the house. This is about driving by and trying to micro-manage other people's private property. He stated it is his hope that the Commission take into consideration their histories and work throughout the City of Austin, and his career here and to the established fact that they are planning to take the zoning case to Zoning and Platting Commission and City Council. We ask that you save the City of Austin and us time and money by approving the demolition permit.

# CITY OF AUSTIN HISTORIC LANDMARK COMMISSION

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C14H-04-0031 - Ikins - O'Connell - Messer House, 2608 McCallum Avenue

Mr. Peter Dick, Architect, showed a zoning map of the immediate area with green dots (37) showing the people in support of demolition and red dots (11) showing the people in opposition to demolition. Mr. Dick then described the house as a stripped-down Neo-Classical example of architecture with very little articulation on the exterior and with the exception of the central stair hall, there is almost none on the interior. The conditions of the exterior and interior are going to be very difficult for someone to perform work on this structure. It all goes back to the foundation, which is moving. No matter what someone does to it, it will continue to move; the only way to address that is with a pier system that you almost would need to take the house down to access the foundation.

Commissioner Julia Bunton asked if the house is in such bad shape what guarantee can be given that this house can be relocated without it being completely destroyed.

Mr. Dick responded that the house is a brick-clad house, so during the relocation process the bricks would need to be stripped off of the exterior, the two-story house would be cut horizontally. David Rodewald, the contracted mover, has performed around 75-80 relocations of brick-clad houses at this point. The foundation is on clay and the clay is moving. The only way the foundation can be repaired is to drill down to bedrock to stabilize the foundation.

Mr. Don Crowell, General Residential Contractor, informed the Commission that he is frequently asked by architects and clients to evaluate existing structures and analyze from various budget and design aspects the pros and cons of renovation vs. new construction. Mr. Crowell said that he evaluated this house and determined that renovation will not yield the desired quality or livability that new home construction would and would incur a 15-20% increase in overall construction cost. The center core of the house is on a pier-and-beam foundation, and there is evidence of considerable movement all through the house, which is very evident when you enter the house; it is less noticeable on the exterior. The process of stabilizing the center core is one of access and going down to terra firma, which is 18-20 feet below the existing grade. This would require considerable destruction of the structure in order to do this in a high quality

# CITY OF AUSTIN HISTORIC LANDMARK COMMISSION

January 24, 2005

C14H-04-0031 – Ikins - O'Connell - Messer House, 2608 McCallum Avenue

manner. In addition, both ends of the structure appear to have been add-ons over time; they are not moving similarly with the center core. Mr. Crowell stated that in his opinion and experience, to stabilize those ends would require taking the ends off in order to produce a foundation system that is designed to move similarly with the center core. Roughly a third if not more of this house would require demolition in order for stabilization of the structure. All existing plumbing, wiring and mechanical systems are unimproved, not to code, and would require a complete gut of the interior to gain access for replacement. From a time/budget calendar analysis of this project, Mr. Crowell stated that he is 100% certain that demolition or relocation is the correct course for this house. The Walters made decisions, which were appropriate for the neighborhood and in each case the Walters' made the right choice, not the least expensive choice.

## Rebuttal of In Support

Ms. Susan Erickson, stated the reason they did not attend the Walters' cocktail party was because it was at the home of someone they didn't know and had not been invited. They only heard about it in an e-mail that went to some other neighbors. The reason they did not go to the open house is because they had spent so much time in that house over the last 30 years, they didn't feel as if they needed to go see the house. It is obvious that the additions need to be removed, also it is obvious that the main part of the house is sturdy. Ms. Erickson stated that the floors in the Messer house creak less than in her house. The Messer house is on a pier-and-beam foundation, which gives you the opportunity to go in and repair the foundation. Ms. Erickson stated that she had to express shock and disappointment; it is very inappropriate for Mrs. Betty Baker to write a letter when we (the neighborhood) have not had the opportunity to present our case at that Commission meeting. Ms. Erickson stated she is interested in finding out about the letters to the mayor, City Council members, Zoning and Platting Commission members, Toby Futrell, City Manager, and Laura Huffman, Assistant City Manager. She added that just because the house needs new electricity and plumbing does not mean the house needs to be demolished. When you purchase a place this old you should be aware that the house needs new electricity and plumbing. Fear is a big factor in people wanting to demolish a house; they may not be able to sell the property when it is surrounded with bigger houses. Ms. Erickson stated that the Walters have not

**CITY OF AUSTIN HISTORIC LANDMARK COMMISSION**

**January 24, 2005**

**C14H-04-0031 -- Ikins - O'Connell - Messer House, 2608 McCallum Avenue**

consulted a restoration architect; if they had a restoration architect who said it could be restored we would have listened a little closer.

Public hearing was closed (Mather/Bunton).

**COMMISSION ACTION: BUNTON/MATHER**

**MOTION: RECOMMEND A ZONING CHANGE FROM FAMILY RESIDENCE (SF-8) DISTRICT TO FAMILY RESIDENCE - HISTORIC (SF-3-H) COMBINING DISTRICT ZONING BASED ON CITY HISTORIC LANDMARK CRITERIA 1, 8, 6, 7, AND 12.**

**AYES: BUNTON, HANSEN, LAKY, AND MATHER.**

**NAYS: WEST**

**RECUSED: LEARY AND LIMBACHER**

**ABSENT: FOWLER**

**MOTION CARRIED BY A VOTE OF 4-1-2**



December 13, 2004

Historic Landmark Commission  
City of Austin  
P. O. Box 1088  
Austin, Texas 7876

Dear Chair Laky and Commission Members:

The Heritage Society of Austin is opposed to the demolition of any contributing structure to a National Register Historic District. We therefore respectfully request that the property at 2608 McCallum Street be preserved.

For over 50 years the Heritage Society has been the leading protector of Austin's diverse cultural heritage through the preservation of historic treasures and places. As such, we are opposed to the potential destruction of this important piece of Austin's past and the precedent of destroying a contributing property to a nationally recognized historic district.

The Heritage Society believes that learning from and celebrating our past while planning for and creating the future enhances livability and a sense of identity. Thank you for your many hours of hard work in an effort to preserve what is best about Austin for future generations.

Sincerely,

Joe Pinnelli  
President

Heritage Society of Austin  
P.O. Box 2113, Austin, TX 78768  
Phone 474-5198 Fax 476-8687  
[www.heritagesocietyaustin.org](http://www.heritagesocietyaustin.org)

C144-04-0031

## PUBLIC HEARING INFORMATION

Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During a public hearing, the board or commission may postpone or continue an application's hearing to a later date, or recommend approval or denial of the application. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

A board or commission's decision may be appealed by a person with standing to appeal, or an interested party that is identified as a person who can appeal the decision. The body holding a public hearing on an appeal will determine whether a person has standing to appeal the decision.

An interested party is defined as a person who is the applicant or record owner of the subject property, or who communicates an interest to a board or commission by:

- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern (it may be delivered to the contact person listed on a notice); or
- appearing and speaking for the record at the public hearing; and:
- occupies a primary residence that is within 500 feet of the subject property or proposed development;
- is the record owner of property within 500 feet of the subject property or proposed development; or
- is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

A notice of appeal must be filed with the director of the responsible department no later than 14 days after the decision. An appeal form may be available from the responsible department.

For additional information on the City of Austin's land development process, visit our web site: [www.ci.austin.tx.us/development](http://www.ci.austin.tx.us/development).

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: NRD-04-0094 2608 McCallum Drive

Contact: Steve Sadowsky, (512) 974-6454

Public Hearing: January 24, 2005

December 13, 2004 Historic Landmark Commission

McLissa Jones

Your Name (please print)

2513 McCallum Drive

Your address(es) affected by this application

McLissa Jones

Signature

1/22/05

Date

Comments:

If you use this form to comment, it may be returned to:

City of Austin

Neighborhood Planning and Zoning Department

Steve Sadowsky

P. O. Box 1088

Austin, TX 78767-8810

or Fax to:

Lonnie LaBonte

974-9104

City Preservation Office Manager



## PUBLIC HEARING INFORMATION

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end:

- occupies a primary residence that is within 500 feet of the subject property or proposed development;
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Case Number: NRD-04-0094 2608 McCallum Drive

Contact: Steve Sadowsky, (512) 974-6454

Public Hearing: January 24, 2005

December 13, 2004 Historic Landmark Commission

Mrs. MAURICE M. ADAMS

Your Name (please print)

☒ I am in favor  
☐ I object

2516 WOODBRIDGE DR.

Your address(es) affected by this application

Barbara Ellen Adams

Signature

Jan. 23, 2005

Date

Comments: I AM STRONGLY AGAINST NEW HOMES

WHO MOVE IN TO PEMBERTON, BULLDOZE,

AND THEN BUILD (PER OVERBUILD) GIANT

ROCK FORTRESSES OF TUSCAN VILLAS. I

AM IN SUPPORT OF THOSE WHO TRY TO KEEP

THE "TIMELESS LOOK" OF THE OLDER

(1930's-1940's) HOMES AS THE ALEXANDERS

DID. THINK HOW EASY IT IS TO GET A 1950/60

HOME! THEY ARE VERY DATED AND THESE

year 2000+ homes will be dated

If you use this form to comment, it may be returned to: in 5 yrs!

City of Austin

Neighborhood Planning and Zoning Department

Steve Sadowsky

P. O. Box 1088

Austin, TX 78767-8810

or Fax to

974-4104

Lonnie LaBonte 4600 S.W.

City Preservation Office Manager

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: NRD-04-0094 2605 McCallum Drive

Contact: Steve Sedowsky, (512) 974-6434

Public Hearing: January 24, 2005

December 13, 2004 Historic Landmark Commission

Cassie Townsend

Your Name (please print)

2519 McCallum Drive

Your address(es) affected by this application

Steve Townsend: Cassie Townsend 12-22-05

Signature Date

Comments:

After living across the street from the Muenner home for 27 years, I can attest personally to the years of deterioration there has been no interest in the historical preservation of this home in the past period there is no historical significance. We absolutely support this demolition.

If you use this form to comment, it may be returned to:

City of Austin

Neighborhood Planning and Zoning Department

Steve Sedowsky

P. O. Box 1088

Austin, TX 78767-8810

or Fax to:

Lonnie LaBonte 974-9104

City Preservation Office Manager

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- appearing and speaking for the record at the public hearing and:
- occupies a primary residence that is within 500 feet of the subject property or proposed development;
- is the record owner of property within 500 feet of the subject property or proposed development; or
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Case Number: NRD-04-0094 2608 McCallum Drive

Contact: Steve Sadowsky, (512) 974-6454

Public Hearing: January 24, 2005

December 13, 2004 Historic Landmark Commission

Your Name (please print) MISSY MDSOE

☒ I am in favor  
☐ I object

1304 Gaston Ave

Your address(es) affected by this application

Missy Mescoe

Signature

1.24.05

Date

Comments:

This home is across the street from me. I have been in it many times and it has significant foundation problems. So am in favor of it being torn down.

If you use this form to comment, it may be returned to:

City of Austin

Neighborhood Planning and Zoning Department

Steve Sadowsky

P. O. Box 1088

Austin, TX 78767-8810

or Fax to:

Lonnie LaBonte

City Preservation Office Manager

974-9104

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Case Number: NRD-04-0094 2608 McCallum Drive

Contact: Steve Sadowsky, (512) 974-6454

Public Hearing: January 24, 2005

December 17, 2004 Historic Landmark Commission

Your Name (please print) Larry Langley ☒ I am in favor ☐ I object

2501 McCallum Drive

Your address(es) affected by this application

Langley 1-24-05  
Signature Date

Comments:

I preserve a new

house will be designed to

fit the neighborhood. From

what my neighbor told me the

house he remodelled had

structure issues were

different.

If you use this form to comment, it may be returned to:

City of Austin

Neighborhood Planning and Zoning Department

Steve Sadowsky

P.O. Box 1088

Austin, TX 78767-8810

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and:

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A person who:

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Case Number: NRD-04-0094 2608 McCallum Drive  
Contact: Steve Sadowsky, (512) 974-6454  
Public Hearing: January 24, 2005  
December 13, 2004 Historic Landmark Commission

John C. Nelson

Your Name (please print)

1422 Preston Ave.

Your address(es) affected by this application

John C. Nelson

Signature

1/24/04

Date

Comments:

☒ I am in favor  
☐ I object

If you use this form to comment, it may be returned to:

City of Austin  
Neighborhood Planning and Zoning Department  
Steve Sadowsky  
P.O. Box 1088  
Austin, TX 78767-8810

or Fax to:

974-9104  
Lonnie LaBonte  
City Preservation Office Manager

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Case Number: NRD-04-0094 2608 McCallum Drive  
 Contact: Steve Sedowsky, (512) 974-6454  
 Public Hearing: January 24, 2005  
 December 13, 2004 Historic Landmark Commission

Margaret Neuhart  
 Your Name (please print)

☒ I am in favor  
☐ I object

1410 Preston  
 Your address(es) affected by this application

of historic designation

Margaret Neuhart  
 Signature

1-23-05  
 Date

Comments:

I just bought my home in  
this neighborhood. I was  
attracted to the area  
because of the historic  
flavor of the home.

If you use this form to comment, it may be returned to:

City of Austin

Neighborhood Planning and Zoning Department

Steve Sedowsky

P.O. Box 1088

Austin, TX 78767-8810

or Fax to:

974-9104

Lonnie LaBonte

City Preservation Office Manager

Subj: (no subject)  
Date: 1/24/2005 7:10:21 AM Central Standard Time  
From: Coker dale  
To: NewSweden

As residents of the Pemberton Heights for the past 25 years, we wish to voice our opposition to the proposed demolition of the Messer House at 2608 McCallum. The destruction of this home, which is a contributing house to our Old West Austin Historical District, would be detrimental to the character of the neighborhood and to the historical environment we strongly support. Sincerely,

Dale and Chey Coker  
1504 Gaston Avenue

*Please see return address above.*

Subj: Re: Preservation  
Date: 1/24/2005 10:35:50 AM Central Standard Time  
From: [astanley@astanley.com](mailto:astanley@astanley.com)  
To: [NewSweden@aol.com](mailto:NewSweden@aol.com)

~~On Jan 24, 2005, at 9:57 AM, NewSweden@aol.com wrote:~~

To the Historic Landmark Commission Members:

As a resident of Pemberton Heights for the past 15 years, I wish to voice my opposition to the proposed demolition of the Messer House at 2608 McCallum. The destruction of this home, which is a contributing house to our Old West Austin Historic District and the National Register of Historic Places, would be detrimental to the character of the neighborhood and to the historical environment we strongly support.

Name: Alfred Stanley

Address: 1409 Hardouin Av Austin, TX 78703



To the Historic Landmark Commission Members:

As a resident of Pemberton Heights for the past 29 years, I wish to voice my opposition to the proposed demolition of the Messer House at 2608 McCallum. The destruction of this home, which is a contributing house to our Old West Austin Historic District and the National Register of Historic Places, would be detrimental to the character of the neighborhood and to the historical environment we strongly support.

Name: Ace Alsay III

Address: 1305 Westover Rd  
Austin, TX 78703

To the Historic Landmark Commission Members:

As a resident of Pemberton Heights for the past 30 years, I wish to voice my opposition to the proposed demolition of the Messer House at 2608 McCallum. The destruction of this home, which is a contributing house to our Old West Austin Historic District and the National Register of Historic Places, would be detrimental to the character of the neighborhood and to the historical environment we strongly support.

Anna Fay Smith  
1403 Preston Ave

To the Historic Landmark Commission Members:

As a resident of Pemberton Heights for ~~the past~~ <sup>13</sup> years, I wish to voice my opposition to the proposed demolition of the Messer House at 2608 McCallum. The destruction of this home, which is a contributing house to our Old West Austin Historic District and the National Register of Historic Places, would be detrimental to the character of the neighborhood and to the historical environment we strongly support.

Name: Janie Orr

Address: 1413A Travis Heights Blvd, Austin, TX 78704  
former owner 2610 Woodruffe for 13 years

To the Historic Landmark Commission Members:

As a resident of Pemberton Heights for the past 21 years, I wish to voice my opposition to the proposed demolition of the Messer House at 2608 McCallum. The destruction of this home, which is a contributing house to our Old West Austin Historic District and the National Register of Historic Places, would be detrimental to the character of the neighborhood and to the historical environment we strongly support.

Name: *Emily Erickson*

Address: *700 W. 35<sup>th</sup> St.  
Austin, TX 78705*

*Emily lived at  
1402 Preston for 21 years*

To the Historic Landmark Commission Members:

As a resident of Pemberton Heights for the past 20 years, I wish to voice my opposition to the proposed demolition of the Messer House at 2608 McCallum. The destruction of this home, which is a contributing house to our Old West Austin Historic District and the National Register of Historic Places, would be detrimental to the character of the neighborhood and to the historical environment we strongly support.

Name: *Gail Morris*

Address: *1502 Westover Rd.*

To the Historic Landmark Commission Members:

As a resident of Pemberton Heights for the past 4 years, I wish to voice my opposition to the proposed demolition of the Messer House at 2608 McCallum. The destruction of this home, which is a contributing house to our Old West Austin Historic District and the National Register of Historic Places, would be detrimental to the character of the neighborhood and to the historical environment we strongly support.

Jackie J. Pini  
1503 Westover Rd  
Austin, TX  
78703

Expecting triplets -  
Could not make the  
meeting!

To the Historic Landmark Commission Members:

As a resident of Pemberton Heights for the past 2 1/2 years, I wish to voice my opposition to the proposed demolition of the Messer House at 2608 McCallum. The destruction of this home, which is a contributing house to our Old West Austin Historic District and the National Register of Historic Places, would be detrimental to the character of the neighborhood and to the historical environment we strongly support.

Name: *Sarah Hales Smith*

Address: *2412 Harris Boulevard*

To the Historic Landmark Commission Members:

As a resident of Pemberton Heights for the past 20 years, I wish to voice my opposition to the proposed demolition of the Messer House at 2608 McCallum. The destruction of this home, which is a contributing house to our Old West Austin Historic District and the National Register of Historic Places, would be detrimental to the character of the neighborhood and to the historical environment we strongly support.

Name: KATE JORDAN GOODE

Address: 2505 JARRATT AVE 78703  
771-8832

Jamie Goode 9



To the Historic Landmark Commission Members:

As a resident of Pemberton Heights for the past \_\_\_\_ years, I wish to voice my opposition to the proposed demolition of the Messer House at 2608 McCallum. The destruction of this home, which is a contributing house to our Old West Austin Historic District and the National Register of Historic Places, would be detrimental to the character of the neighborhood and to the historical environment we strongly support.

Name: *Kathleen O'Brien Allen*

Address: *2603 HARRIS BLVD.*

*Lillian K. Allen*  
*age 9*

To the Historic Landmark Commission Members:

As a resident of Pemberton Heights for the past 8 years, I wish to voice my opposition to the proposed demolition of the Messer House at 2608 McCallum. The destruction of this home, which is a contributing house to our Old West Austin Historic District and the National Register of Historic Places, would be detrimental to the character of the neighborhood and to the historical environment we strongly support.

Name: Amy Malish & TDS Malish

Address: 2600 Harris Blvd.  
Austin, TX 78703

To the Historic Landmark Commission Members:

As a resident of Pemberton Heights for the past 55 years, I wish to voice my opposition to the proposed demolition of the Messer House at 2608 McCallum. The destruction of this home, which is a contributing house to our Old West Austin Historic District and the National Register of Historic Places, would be detrimental to the character of the neighborhood and to the historical environment we strongly support.

Name:

Dr. Billy V. Kaen

Address:

2604 Harris Blvd

To the Historic Landmark Commission Members:

As a resident of Pemberton Heights for the past 18 years, I wish to voice my opposition to the proposed demolition of the Messer House at 2608 McCallum. The destruction of this home, which is a contributing house to our Old West Austin Historic District and the National Register of Historic Places, would be detrimental to the character of the neighborhood and to the historical environment we strongly support.

Name: *Deanne Kaen*

Address: *2604 Harris Blvd.*

To the Historic Landmark Commission Members:

As a resident of Pemberton Heights for the past 4 years, I wish to voice my opposition to the proposed demolition of the Messer House at 2608 McCallum. The destruction of this home, which is a contributing house to our Old West Austin Historic District and the National Register of Historic Places, would be detrimental to the character of the neighborhood and to the historical environment we strongly support.

Name: Stacey Smotherman

Address: 1603 Preston Avenue  
Austin, Texas 78703

*Stacey  
Smotherman  
1/24/05*

To the Historic Landmark Commission Members:

As a resident of Pemberton Heights for the past 8 years, I wish to voice my opposition to the proposed demolition of the Messer House at 2608 McCallum. The destruction of this home, which is a contributing house to our Old West Austin Historic District and the National Register of Historic Places, would be detrimental to the character of the neighborhood and to the historical environment we strongly support.

Sharon Sturgeon Ariza  
Roberto Ariza

To the Historic Landmark Commission Members:

As a resident of Pemberton Heights for the past 1<sup>3/4</sup> years, I wish to voice my opposition to the proposed demolition of the Messer House at 2608 McCallum. The destruction of this home, which is a contributing house to our Old West Austin Historic District and the National Register of Historic Places, would be detrimental to the character of the neighborhood and to the historical environment we strongly support.

Joe M. Zloc  
Mike W. Zloc

1423 Preston Ave

To the Historic Landmark Commission Members:

As a resident of Pemberton Heights for the past 44 years, I wish to voice my opposition to the proposed demolition of the Messer House at 2608 McCallum. The destruction of this home, which is a contributing house to our Old West Austin Historic District and the National Register of Historic Places, would be detrimental to the character of the neighborhood and to the historical environment we strongly support.

Name: Kathryn Miller Anderson

*Kathryn Miller Anderson*

Address: 1513 Preston Ave.

1-24-05



December 9<sup>th</sup>, 2004

Bill and Melanie Walters  
1414 Gaston Ave.  
Austin, Texas 78703

Dear Bill and Melanie,

I wanted to let you know that we are in full support of your plans regarding the old Messer home on the Northwest corner of Gaston and McCallum. We know the home you will build will fit the Pemberton profile, and we appreciate you respecting the character of the neighborhood.

Sincerely,

  
Danny and Kris Krause  
2605 McCallum Drive.

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Case Number: NRD-04-0094

Contact: Steve Sadowsky, (512) 974-6454

Public Hearing:

December 13, 2004 Historic Landmark Commission

Our Name (please print) Leslie & Mark Winters

1403 Gaston

Your address(es) affected by this application

Signature

Date

Comments: We support the Winters on this  
water. They have proven to be  
trustworthy stewards of the  
architectural goals of the  
neighborhood. We expect their  
new home will add to the  
neighborhood.

If you use this form to comment, it may be returned to:

City of Austin

Neighborhood Planning and Zoning Department

Steve Sadowsky

P. O. Box 1088

Austin, TX 78767-8810

☒ I am in favor  
☐ I object

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Case Number: NRD-04-0094

Contact: Steve Sadowsky, (512) 974-6454

Public Hearing:

December 13, 2004 Historic Landmark Commission

Your Name (please print) MEM CAMPBELL D. NICHOL

14075 ASTOR AVE

Your address(es) affected by this application

Signature

Date

Comments: I believe the new owner  
will build a better home and  
fit into the neighborhood with  
good taste and a friend of  
the area.

If you use this form to comment, it may be returned to:

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P. O. Box 1088

Austin, TX 78767-8810

☒ I am in favor  
☐ I object

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Case Number: NRD-04-0094

Contact: Steve Sadowsky, (512) 974-6454

Public Hearing:

December 13, 2004 Historic Landmark Commission

Elizabeth M. Holt

Your Name (please print)

2609 McCallum Dr.

78703

Your address(es) affected by this application

Elizabeth M. Holt Dec 8, 04

Signature

Date

Comments:

Pemberton is an old  
Historic neighborhood.  
There have been too  
many homes bulldozed  
and replaced by oversized  
modern homes. The  
Messer home is beautiful  
2 story with white columns  
on gracious corner lot.  
If you use this form to comment, it may be returned to:

City of Austin

Neighborhood Planning and Zoning Department

Steve Sadowsky

P. O. Box 1088

Austin, TX 78767-8810

Please do not allow it to be  
discarded.

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Case Number: NRD-04-0094

Contact: Steve Sadowsky, (512) 974-6454

Public Hearing:

December 13, 2004 Historic Landmark Commission

Francis E. McIntyre

Your Name (please print)

1410 GASTON AVENUE

Your address(es) affected by this application

Francis E. McIntyre 12-2-04

Signature

Date

Comments:

TEAR IT DOWN AND  
BUILD SOMETHING BETTER.

If you use this form to comment, it may be returned to:

City of Austin  
Neighborhood Planning and Zoning Department  
Steve Sadowsky #  
P. O. Box 1088  
Austin, TX 78767-8810

☒ I am in favor  
☐ I object

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Case Number: NRD-04-0094

Contact: Steve Sadowsky, (512) 974-6454

Public Hearing:

December 13, 2004 Historic Landmark Commission

Suzanne Clark

Your Name (please print)

2002 Woodbridge Dr.

Your address(es) affected by this application

12-12-04

Signature

Date

Comments: Though I understand the desire to want a newly built home but in the Central Austin area, I strongly oppose to the demolition of a historic property of a home. Take a hint from John Sharp on 2518 Woodbridge Dr. Demos the addition of the original home and rebuild. That house is a beautiful piece. Renew that all who see it - enjoy. DO NOT DEMO!

If you use this form to comment, it may be returned to:

City of Austin

Neighborhood Planning and Zoning Department

Steve Sadowsky

P. O. Box 1088

Austin, TX 78767-8810

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Case Number: NRD-04-0094

Contact: Steve Sadowsky, (512) 974-6454

Public Hearing:

December 13, 2004 Historic Landmark Commission

RICHARD HOLT

Your Name (please print)

☐ I am in favor  
☒ I object

2609 McCALLUM 78703

Your address(es) affected by this application

Rm 1106 12/8/04

Signature

Date

Comments: It is not necessary to destroy our heritage

If folks want a sparkling new house - why not move to a new neighborhood.

If you use this form to comment, it may be returned to:

City of Austin

Neighborhood Planning and Zoning Department

Steve Sadowsky

P. O. Box 1088

Austin, TX 78767-8810

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Case Number: NRD-04-0094

Contact: Steve Sadowsky, (512) 974-6454

Public Hearings:

December 13, 2004 Historic Landmark Commission

Fern Santini

Your Name (please print)

1412 Ethridge Ave, Austin 78703

Your address(es) affected by this application

Fern Santini

Signature

Date

12-9-04

Comment: My husband & I remodeled our home in 2001. We were committed to making it "fit in" with the neighborhood. We have a vested interest in seeing quality projects - projects w/ architectural integrity - instead of "triet manieres". The Walters project is the best kind for the city & this neighborhood - owner occupied and committed to doing it right.

If you use this form to comment, it may be returned to:

City of Austin

Neighborhood Planning and Zoning Department

Steve Sadowsky

P. O. Box 1088

Austin, TX 78767-8810

or Fax to:

974-9104  
Lonnie LaBonte

City Preservation Office Manager

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Case Number: NRD-04-0094

Contact: Steve Sadowsky, (512) 974-6454

Public Hearing:

December 13, 2004 Historic Landmark Commission

Steve Sadowsky  
Your Name (please print)

☒ I am in favor  
☐ I object

1413 Garton

Your address(es) affected by this application

Quinn Hill

Signature

Date

12-12-04

Comments:

The house is in disrepair and it  
is too expensive to repair and improve.  
Let them tear it down.

If you use this form to comment, it may be returned to:

City of Austin

Neighborhood Planning and Zoning Department

Steve Sadowsky

P. O. Box 1088

Austin, TX 78767-8810



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Case Number: NRD-04-0094

Contact: Steve Sadowsky, (512) 974-6454

Public Hearing:

December 13, 2004 Historic Landmark Commission

Danny & Kris Krause

Your Name (please print)

2605 McCallum Drive

Your address(es) affected by this application

Signature

Date

Comments:

☒ I am in favor  
☐ I object

If you use this form to comment, it may be returned to:

City of Austin

Neighborhood Planning and Zoning Department

Steve Sadowsky

P.O. Box 1088

Austin, TX 78767-8810

or Fax to:

Lonnie LaBonte

City Preservation Office Manager

974-9104

## **MEMORANDUM**

**TO:** Betty Baker, Chair and Members of the Zoning & Platting Commission

**FROM:** Dora Anguiano, ZAP Commission Coordinator  
Neighborhood Planning and Zoning Department

**DATE:** June 15, 2005

**SUBJECT:** ZAP Commission Summary

Attached is a ZAP Commission summary, which will be forwarded to the City Council.

**CASE # C14H-04-0031**

**21. Rezoning:** C14H-04-0031 - Ikins-O'Connell-Messer House  
**Location:** 2608 McCallum Avenue, Shoal Creek Watershed  
**Owner/Applicant:** Historic Landmark Commission - applicant; Bill Walters, owner  
**Agent:** Michele Haussmann  
**Prev.** Postponed from 5/17/05 (neighborhood)  
**Postponements**  
**Request:** SF-3 to SF-3-H  
**Staff Rec.:** RECOMMENDED  
**Staff:** Steve Sadowsky, 974-6454, steve.sadowsky@ci.austin.tx.us  
Neighborhood Planning and Zoning Department

### SUMMARY

Commissioner Baker – “Before we get started on this case, I want to read a letter from Susan Erickson. This is related to item #21 and is in regard to the Landmark Commissions’ transcript”. Commissioner Baker read the letter into the record. “Because of the comment that I made, if the commission thinks that this is a conflict, I’ll turn the Chair over to the Vice-Chair”.

Commissioner Martinez – “From my perspective, I don’t see any conflict at all”.

Commissioner Baker – “I was very offended, Mr. Walters asked me if he could send me the letter; and when I commented on it, my comments were “sounds fine, good luck”. There was no position stated; if you feel that it’s not a conflict then I’ll stay”.

Commissioners – “Nope, no conflict”.

Commissioner Baker – “Okay, whose going to present this case?”

Greg Guernsey, staff – “This is a case that was initiated by the historic landmark commission and is recommended to you by staff and the HLC; staff recommended the proposed zoning change to SF-3 under the Historic Landmark Designation Criteria and since this case initiated prior to our old ordinance & going into a new ordinance, we’re actually using the historic landmark designation criteria that existed and the time that this case was initiated. The house is a contributing structure in the Old West Austin National Register District and is located outside the comprehensive research survey of 1984. The city’s old historic landmark designation was being used for the evaluation of this house. The house is a 1938 house; over 50 years old and retains a high degree of architectural integrity; the criteria that it meets is 1) The character interest and value of the house of the development heritage or cultural characteristic of the City of Austin, State of Texas & United States, the house is part of a 1920’s structure”. Greg Guernsey continued with a history of the house and why it qualified for historic zoning. Mr. Guernsey gave background on the Messer Family, stating that they contributed to some construction of the UT Tower & on some placards on state buildings.

Commissioner Baker – "I have a technical question; current membership of the Landmark Commission, I believe, is 9..."

Mr. Guernsey – "I believe we only have 7 that are actually holding seats right now".

Commissioner Baker – "By ordinance the task force reduced the number and I don't know what their rules are, but the vote was 4-1-2, that would not have been a majority or a quorum vote".

Mr. Guernsey – "I asked that specific question to our Historic Preservation Office, Steve Sadowsky, and I understand that 4 in favor did constitute a quorum when there are vacancies that exists; since we only have 7 members on the commission".

Commissioner Baker – "Okay, I have another question. I notice the structure is named the Ikens-O'Connell-Messer House, we have information only on Messer, is there a reason for that?"

Mr. Guernsey – "No, I do not know the specific details about the other names; the O'Connell Family occupied this structure in the 40's up to the 60's and they were building contractors in the Austin area".

Commissioner Baker – "In the information we have, there is no ownership information and that puzzles me. I can assume that Ikens was the original owner, but that's an assumption; there's nothing in here to tell us that and nothing in here about O'Connell and I don't know if that was an owner or an occupant".

Commissioner Martinez – "Chair, can you explain the significance of why you are concerned about the lack of information related to the ownership?"

Commissioner Baker – "Yes, because I don't know who Ikens was or O'Connells; there's no information and that's my reason".

Commissioner Martinez – "Okay, Mr. Guernsey, I want to get an understanding of how this zoning change came to us. Is the Historic Landmark Commission the ones who initiated this case because they received a request to relocate the building?"

Mr. Guernsey – "No, actually there was a request by the property owner to demolish the structure and then the property owner would like to construct a new single-family dwelling".

Commissioner Martinez – "So they had a request for demolition; and the historic landmark commission wants to save this?"

Mr. Guernsey – "And the Historic Preservation Officer received this request in September and felt that the building was significant enough and brought it to the landmark commission where they initiated the historic zoning case".

Commissioner Martinez – “So that explains why the owner is against the designation? Okay, I understand now”.

Commissioner Jackson – “Do we have any information on who designed the house?”

Mr. Guernsey – “I’m not aware of the specifics of who designed the house; I know there’s a reference to the national building permit card that’s in your backup material, but I don’t believe it notes the architect”.

Commissioner Baker – “You are the applicant?”

Mr. Guernsey – “Yes the city is the applicant”.

Commissioner Baker – “We’ll then hear from those in favor of historic zoning”.

**FAVOR for Historic Zoning**

Charles Johanson, Pemberton Heights – Spoke in favor.

John Volz – Pemberton Heights - Spoke in favor.

Commissioner Martinez – “The owner bought this property and at that time, I’m assuming that he looked at the zoning and it showed that it was SF-3; if he asked the city “Can I tear down this house?”, based on this zoning, he would told yes?”

Mr. Volz – “It’s in the National Register District so this demolition permit had to go before the Landmark Commission”.

Commissioner Martinez – “Okay, so he would have been told that he might be able to but he would have to go through steps?”

Mr. Volz – “I don’t know what he was told, but he knew that this was a national register district. He had received many hand out and mail outs and fliers from the neighborhood as we went through the national register process”.

Commissioner Martinez – “Okay, thank you”.

Commissioner Whaley – “Looking at the zoning map, while it’s in the national register district, the only thing else on my exhibit, there’s not one historic house in the district. So how many contributing structures would you say are in the district?”

Mr. Volz – “I had not worked on the national register district; someone else can answer that. But I will say that this is a major flaw in the city process, there’s no mechanism which property owners are notified that they would not be able to demolish contributing structures in the historic district”.

Janie Orr, Pemberton Heights – Spoke in favor. Ms. Orr spoke about Mr. Messer's career.

Commissioner Jackson – “Clearly Mr. Messer was an interesting character, but how many other people help build the UT Tower?”

Ms. Orr – “To be responsible for that steel is a major endeavor”.

Commissioner Jackson – “But how many other people help erect that steel? Did he single handedly erect the UT tower?”

Ms. Orr – “No, but I know that when he died, I had never seen so many people from UT show up”.

Commissioner Jackson – “So on the Mansfield Dam he erected the crane?”

Ms. Orr – “Okay; how many other people operated the crane through that construction of that dam?”

Ms. Orr – “I guess we would have to interview some people with Brown & Reed because I can't tell you that answer”.

Commissioner Jackson – “Do we know how many people worked on the dam?”

Ms. Orr – “A huge number”.

Commissioner Jackson – “Thank you”.

Commissioner Hammond – “You mentioned the bridges over Town Lake...”

Ms. Orr – “I can't give you the exact role that he played; I guess know that I heard him say that and I've seen it on writing”.

Commissioner Hammond – “Okay”.

Candace Volz, Pemberton Heights – Spoke in favor.

Elizabeth Cash – Spoke in favor.

Barbara Johanson, Pemberton Heights - Spoke about the sturdiness of the house. “There's no reason to tear down that house”.

Claudette Lowe, Heritage Society – Spoke in favor.

Maureen Britton, Preston Street resident – Spoke in favor.

Susan Erickson, Preston Street resident – Spoke in favor.

Martyn Hithcock, resident – Spoke in favor.

**OPPOSITION for historic zoning**

Steve Drenner, representing the Walters – “There’s a lot of confusion between the difference between historic zoning and this district that was created relatively recently. This is a district that covers more than 600-acres and contains more than 2500 houses, more than 1500 of which are designated as contributing. To clarify the message of what we heard tonight is that the folks in support of this are that all of those houses should be historic. We don’t feel that this house in particular meets any sort of historic standard. As we worked on this case, no one is supporting tearing down truly historic structures, but are talking about putting an “H” designation on 1500 houses in this neighborhood. No one is trying to build a McMansion on this site as you hear from others, what will be built here is in character with the neighborhood, both in size and scale, actually it’ll be smaller in size than the house that presently exists. You’ll hear from other architects who will tell and show you why this house is a mediocre example of classical revival architecture. There’s nothing special about this house; this is a house that has some elements of that style, but it is certainly not one of the better indicators of that style. There are 28 other houses that share that style and many are far better examples and better condition than this house. There are some classic cases in this area that show this style in its classic form. This house is in poor condition, when you walk in the front door, you immediately see the evidence that this is a house that is coming apart at the seams. The majority of the folks that are immediately affected by this, the folks that live the closest to this house, are supporting the Walters and supporting what they are trying to do with this lot and with this house. There are people in support for Mr. Walter’s proposal. I will end by saying that this is really a misuse of historic zoning; every house in this neighborhood probably meets the standard for historic zoning; but that’s not a reason to put an “H” designation on them; there are far better ways to protect neighborhoods”.

Peter Dick, architect – Spoke in opposition for historic zoning. Mr. Dick spoke on the condition of the house and original fixtures vs. added fixtures to the house using a colored map.

Commissioner Martinez – “Could you tell me, are you being compensated & who are you being compensated by?”

Mr. Dick – “I’m working with the Walters”.

Commissioner Rabago – “What did you describe the green part (map) to represent?”

Mr. Dick – “Often times there are horizontal devices called string courses in that zone, to help break up the scale”.

Commissioner Rabago – "What can you tell me about the roof?"

Mr. Dick – "The roof is an unadorned asphalt shingle".

Commissioner Rabago – "What was the yellow section again (referring to map)?"

Mr. Dick – "It's a boxed in eave".

Commissioner Rabago – "Thank you very much".

Ronn Basquette, architect – Spoke in opposition for historic zoning.

Commissioner Hammond – "If this house was zoned historic would the owners be allowed to fix some of these proportionalities issues and some of the other architectural problems?"

Mr. Basquette – "I'm not sure if you designate it historic, I don't think you could change much to it".

Tom Terkel, resident – Spoke in opposition.

Commissioner Martinez – "Explain how the rules changed in this case?"

Mr. Terkel – "The rules change if you grant the request to change the zoning designation; when they bought it; it was SF-3, if you concur with the request..."

Commissioner Martinez – "But he knew when he purchased the property that he was moving into a neighborhood where there was historic zoning and knew that if he was going to do any demolition, he was going to have to go through a permitting process. It wasn't a done deal. So I don't agree with the rules changing".

Mr. Terkel – "Well Mr. Walters can speak for himself about what he did or didn't know".

Rick Alexander, resident – Spoke in opposition.

Commissioner Donisi – "It sounds like you don't think a property owner should be subject to any zoning change as long as they own their property".

Mr. Alexander – "My point is that existing regulations...If we want to make any of these changes, we know the process is in place, we know that we have to apply for these permits; that's just not the case. I don't know what Mr. Walter's was told or what he believed to be the case, but my point is that existing zoning as a single-family home and you want to improve that property, you abide by the existing regulations, then you should be able to do that".



Commissioner Donisi – “The historic preservation program in this city contributes significantly, I believe, I served on the Historic Landmark Task Force along with other members of this commissions. I can only speak for myself, but I know that for us to have a successful program, there has to be confidence both in the broader community; there has to be buy in. You want to speak for many people in the community; I want to understand what you think we can do as a city to provide some buy-in from your section of the community and the people you talked to?”

Mr. Alexander – “I’m not sure if I understand your question, but I think the first thing we all need to do is clearly define what makes a home historically significant; because that’s very vague. And for ...”

Commissioner Donisi – “But you believe there should be some discretion?”

Mr. Alexander – “Absolutely, if it’s just an old house and people dislike the way it looks, then to use the historically significant designation; I believe is an abuse of that process. It’s hard because there are no guidelines as to what that process is”.

Commissioner Donisi – “Have you read the guidelines?”

Mr. Alexander – “No, but I read the guidelines that Mr. Sadowsky put together. I think they are more suggestions, than guidelines, in my opinion. I think there needs to be clarity there”.

Commissioner Hammond – “Do you believe that the Pemberton National Register District is a historically significant district worthy of being a historic district?”

Mr. Alexander – “I certainly believe that it’s so important to abide by and have the existing regulations, such as impervious cover and setbacks; and that the city already has in place to prevent that from happening. I absolutely believe that the historic district and that character that comes with that, is critical and that’s a main reason that we all live there; it’s very important, but I also believe that’s an easy way for the preservationist to say “that house, that house, that house”, when someone wants to remodel it or tear it down, they can’t; when you have to look at the home itself and if there’s no historical significance, in my opinion, I don’t see anything that’s historically significant of this particular home”.

Commissioner Hammond – “If someone wanted to bulldoze the house next door to you and build a house that looked like a space ship, what will you feel about that?”

Mr. Alexander – “I would absolutely have to support that; if they abide by existing regulations, that’s their right to do it as long as they are within the existing regulations”.

Commissioner Rabago – “Mr. Alexander, thank you for your opinion and comments; I just wanted to notify you that the City of Austin has a historic preservation officer and I would like to invite you to contact that person, Steve Sadowsky, and ask him for a copy

of the guidelines that determines the criteria for historic designation on districts, as well as the neighborhoods and the homes. Once you get a hold of that, get your own copy and give them out in your neighborhood; if your neighborhood has a newsletter, it would be smart to get that information published in the newsletter for the new people who move into the neighborhood. That way people in all neighborhoods is educated about what the city can offer them when they move into a historically designated neighborhood".

Jamil Alan, resident – Spoke in opposition.

Andy Thomas, resident – Spoke in opposition.

Commissioner Hammond – "When you moved into the neighborhood, did you know that it was an National Register District?"

Mr. Thomas – "Yes, I did".

Commissioner Donisi – "Is it your testimony tonight that Mr. Walters knew that the house was a contributing structure to a national register district?"

Mr. Thomas – "No it's not my testimony to that".

Commissioner Donisi – "You're like the third person who talked about this, it seems to be misleading".

Mr. Thomas – "He's in the real estate business, I'm sure he did what a real estate person would do and there's nothing in there.."

Commissioner Donisi – "So you're saying that he does or didn't know it was a contributing structure in the national register district?"

Mr. Thomas – "I'm saying that he did not know".

Commissioner Donisi – "Okay, thank you".

Commissioner Rabago – "Mr. Thomas, you say that you knew it was in a historic district when you bought your property?"

Mr. Thomas – "When we bought the property we knew that there was going to be some issues with ..."

Commissioner Rabago – "How did you find out?"

Mr. Thomas – "Maybe I didn't understand your question".

Commissioner Rabago – "Did you know that this was a national historic district when you purchased your property?"

Mr. Thomas – “No I did not, let me re-track that and say that I did not know”.

Commissioner Rabago – “Okay, because had you said yes, I wanted to know how you knew or found out”.

Mr. Thomas – “I meant to say no, I apologize for that”.

Commissioner Rabago – “Thank you”.

Commissioner Baker – “Any more speakers?”

No more speakers.

Commissioner Baker – “The City of Austin is the applicant, if there is going to be a rebuttal, I would invite the owner or the owner’s representative to do a rebuttal, not the city”.

Commissioner Jackson – “I do have a question for Mr. Guernsey. If 2500 homes within this boundary called the Pemberton National District, 1500 homes are contributing, the other 1000 homes in that boundary are just homes?”

Greg Guernsey, staff – “We would have to look at each of the individual homes to determine if they would be suitable for historic zoning”.

Commissioner Jackson – “So under the process, if you bought a house that wasn’t contributing, there’s no report that you would pick up that would show, other than you are in an overall boundary that’s called a historic neighborhood; there’s nothing that would lead you to believe that that house was a historic house?”

Mr. Guernsey – “If you contact the city, if you said you were located in the Old West Austin National Register Historic District...”

Commissioner Martinez – “You wouldn’t have any other reason to contact the city”.

Mr. Guernsey – “Well, people contact the city to find out what their zoning is, what the heights and setbacks are; we have a Development Assistance Center that can assist customers; locating where the national register districts are; if they take the time, they can also find out and talk to our building review people about what the standards are, what the building permit process is, and if you ask about demolition, you’ll be told that you’ll have to go to the historic preservation officer, if you plan to demolish a structure. If you ask the city a general question, we’ll give you a general answer; and no there isn’t a document or a covenant that we place on the property that you’re going to buy. It really depends on who is selling the property, their representation and your diligence to go look”.

Commissioner Jackson – “So there's a 2 and 5 chance that this house is just a regular house inside that boundary”.

Mr. Guernsey – “The case arose because there was a demolition permit and part of that process it had to go before the historic preservation officer. He reviewed it under the old criteria because that is what existed at the time; it met that criteria. It meets the new criteria, which was recently approved by Council in December. Mr. Sadowsky determined that the landmark designation is based on the house itself; it's in excellent of example of classical revival style; staff feels that based on this architectural standard of the house that it meets the criteria, because of the importance of the individual who lived there, we feel that this is appropriate for historic zoning”.

Commissioner Martinez – “Are any of the staff architects?”

Mr. Guernsey – “Our Historic Preservation Officer is trained on design and style; I don't believe he is a certified architect; but there are architect in staff with the City of Austin”.

Commissioner Donisi – “You said that staff “thinks” it qualifies under both the old and the new; but was that finding of the Historic Landmark Commission or was that a staff determination?”

Mr. Guernsey – “That was determined by the Historic Preservation Office, Steve Sadowsky; and the Historic Landmark Commission recommended it as well”.

Commissioner Baker – “Can I have a motion to close the public hearing?”

Commissioner Martinez and Gohil moved to close the public hearing.

Commissioner Jackson – “Can you tell us how many homes in the Pemberton Historic District are zoned historic?”

Mr. Guernsey – “No I could not”.

Commissioner Baker – “I can answer your question; probably less than 10”.

Commissioner Jackson – “All those people who spoke in favor of zoning this historic, how many of your homes are zoned historic, can you raise your hand?”

One person raised her hand.

Commissioner Donisi – “What's the relevance?”

Commissioner Jackson – “We're here advocating that a house be zoned historic because they love the neighborhood, I was just wondering...”

Commissioner Donisi – “The first question though, how many in Pemberton...”

Commissioner Jackson – "It's just out of curiosity".

Commissioner Donisi – "In front of us is whether this house is; I was just saying that was irrelevant to this issue".

Commissioner Hammond – "If 750 of those houses were bulldozed next year, it really wouldn't affect the neighborhood, but as far as the Old West Austin National Register District, it would still be the Old West Austin National Register District".

Commissioner Baker – "That's not true; there are 14 National Register Districts in this city, I've seen houses taken out of them. One national register district would not meet the criteria as to which it was designated the national register district because of ethnicity; that's Clarksville. It has not been changed and probably will never be changed, the district to my knowledge, has lost two structures. They never changed the boundaries of the National Register District, so parking garages and a high rise are within a national register district. I personally do not know of an area where the National Register District has been removed".

Commissioner Hammond – "Rainey Street".

Commissioner Baker – "Nope, it's still there".

Commissioner Hammond – "So if you remove half of the buildings that were contributing..."

Commissioner Baker – "I don't think it would; personally, I don't know that it ever has".

Mr. Guernsey – "I'm not aware of any changes in the national boundary either".

Commissioner Hammond – "I'll ask Candace".

Candace Volz – "The keeper of the register has the right to remove that status and has removed it off of individually listed property in the past, when they were severely altered. This is a district of 2500 structures, houses, bridges, garages, structures in the park; 2500 structures; and 1600 of those are residences; Pemberton contains approximately 650 of those 1600."

Commissioner Hammond – "What is the difference of a contributing structure and non-contributing structure?"

Mrs. Volz – "The structure has to be at least 50 years old; as structures become 50-years old they can be added in, but the second element is a little more subjective, to be determined to be contributing has to have a great deal integrity to it's original creative construction; you have an architectural historian who makes the determination in the district and he comes up with three characteristics that he considers to be important in the

district for instance roof style, porch style, window style and he uses those as indicators; so he goes house by house and he determines that the house has had a standing metal roof put on, that's not characteristic of the neighborhood; the windows have been changed out, it's got aluminum/windows instead of the original wood; and the front porch had been completely altered or knocked off; so it's 3-strikes and you're out; so that becomes a non-contributing house; in addition to the houses which are less than 50-years old".

Commissioner Hammond – "So if this house had aluminum windows and it has aluminum siding, as it was testified, and if it had some kind of metal roof or something different than the original, then it would be considered non-contributing?"

Mrs. Volz – "Yes; now if it had one small area that had aluminum siding, that probably wouldn't be held against them; if for instance the Messer's had put aluminum on a porticoes, because it's hard to reach or hard to paint, probably that will not be held against it as a complete 1 down".

Commissioner Hammond – "Okay; thank you".

Commissioner Martinez – "Mr. Guernsey, so the basis of the recommendation was that it is 50 years or older, high degree of architectural integrity; meets old historic landmark criteria; where is in our material the back-up that determined the high degree of architectural integrity?"

Mr. Guernsey – "A-21/2, number 3, spoke to the classical revival style; that would the architectural integrity".

Commissioner Martinez – "What I'm reading has a comma between two determinations; architectural integrity, to me, is separate from #3".

Mr. Guernsey – "Then I would say that the Historic Preservation Officer, when he made the recommendation, took in all the characteristics of the house as it exist and put that in the first paragraph".

Commissioner Martinez – "Then that sentence is not correct; it should say something like...50 years old, and meets old historic landmark criteria or which integrity is one of these subsets".

Mr. Guernsey – "Perhaps, yes".

Commissioner Martinez – "It changes dramatically for me if the recommendation is based on 3 balanced criteria, but then "architectural integrity" is lumped in into this other one. It makes a huge difference to me".

Mr. Guernsey – "I think what he was saying is that the integrity of the building is pretty much the same; it has not changed greatly over the years".

Commissioner Martinez – "I'd like to make a motion to deny the proposed zoning change".

Commissioner Jackson – "I'll second that".

Commissioner Martinez – "I want to thank everyone who came out this evening; I'm going by what is written on my page A21/2, the basis for recommendation and looking very carefully at what staff presented; and from my perspective I do not see where this home meets the criteria to get the historic designation".

Commissioner Jackson – "I think you folks needs to create a historic district that's allowed under the ordinance that puts a designation on all the maps, so that the world knows that you're buying a historic home".

Commissioner Baker – "I mentioned this to both sides; the vehicles are in place, one has been placed many years and that's the Neighborhood Conservation Combining District, they're for the city. There you could address scale, material, you can protect the neighborhood; you know it going in because it's set out that way; we have one in Hyde Park, Fairview Park, East 11<sup>th</sup> Street; I think their for; and Hyde Park Baptist Church also has an NCCD; that to me is a vehicle that's been in place over 10-years; it's been available for use. The task force did not want anybody to have to face this issue and certainly we don't want to face it 1500 times or 750 times when contributing structures become an issue. That's why we set out the local districts, the local districts provision was already in the Landmark Commission ordinance and it was never utilized; we streamlined it, made it where it could be a lot easier. So there are two vehicles that are available to this neighborhood. I honestly feel that the issue here is the neighborhood integrity, rather than specifically whether this house is historic".

Commissioner Hammond – "Can you explain what you mean about neighborhood integrity?"

Commissioner Baker – "I think they are concerned about the size the mass, what could be built there, an NCCD or a local district can address that. In a technical sense, the rules were not changed, it was in a national register district when he bought it and the rules are set out in the ordinance that any demolition permit within a national register district has to go before the Preservation Officer and proceed on to the Landmark Commission; however, that provision will expire in 2-years. So rules did not change in that degree".

Commissioner Hammond – "I live in an NCCD and we thought we had protection, and as it turns out, we are getting invaded by mega houses and a lot cottages are getting torn down, so the fabric in our neighborhood in an NCCD is changing and I don't know if we really have any good mechanism yet. My feeling about this case is that I love old houses and I think that Pemberton Heights neighborhood is an awesome neighborhood; I think it is important to keep integrity in neighborhoods, but this house really doesn't grab me, there's so many other examples of finer houses; I hate to be a part of a trend where we start seeing houses just torn down and giant mansions built".

Motion carried.

**COMMISSION ACTION:  
MOTION:**

**MARTINEZ, JACKSON  
DENIED STAFF'S  
RECOMMENDATION FOR SF-3-H  
ZONING.**

**AYES:**

**GOHIL, JACKSON, BAKER, RABAGO,  
MARTINEZ, WHALEY**

**NAY:**

**HAMMOND, PINNELLI, DONISI**

**MOTION CARRIED WITH VOTE: 6-3.**